ENVIRONMENTAL DUE DILIGENCE AUDIT

For the Identification of
Potentially Hazardous Materials and Conditions

Former Air Force Accounting and Finance Center
3800 York Street
Denver, Colorado

Prepared for:

General Services Administration
Public Buildings Service
Region 7
819 Taylor Street
Fort Worth, Texas 76102

Under:

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EXECUTIVE SUMMARY

This Environmental Due Diligence Audit (EDDA) was performed to identify potentially hazardous materials and conditions at the former Air Force Accounting and Finance Center located at 3800 York Street in the City and County of Denver, Colorado. The facility consists of 17 buildings, totaling approximately 652,771 square feet, on 37.66 acres of land. The facility is not currently in use.

The EDDA included a review of historic maps, aerial photographs, and other documents related to the historic land use on the site; interviews with persons knowledgeable of the site and its history; a 50-year search of deed records relating to the property; a search of federal and state environmental databases for sites on or adjacent to the subject property; investigation of potential site contamination by asbestos-containing materials (ACM), lead-containing materials (LCM), radon (Rn), and/or polychlorinated biphenyls (PCBs); and an inspection of the site and adjacent properties for the presence of hazardous materials, conditions, and/or practices.

The objectives were to identify any current or historic activities, conditions, or materials which might indicate the presence of hazards and/or compliance status problems on the site or the potential for impact to the site from hazards identified on adjacent properties and to assess any resultant health risks. The EDDA was limited to an inspection of surface conditions and did not, therefore, involve any sampling; it did not directly address the identification of contamination in building materials, surface water or soil, or subsurface water. Following this scope of work and based on observation and available information, the following hazardous materials or conditions with the potential of adversely affecting the subject property were identified:

1. Underground storage tanks (USTs), oil sumps or traps, and associated plumbing located west of Building 4, in and at Building 8, possibly at Building 9, and in Building 1;

2. Both confirmed and suspect ACM throughout the facility with condition of these materials ranging from good to poor;

3. Both confirmed and potential PCB-containing equipment consisting of transformers and fluorescent lighting ballasts; the condition of this equipment ranged from good to poor and one transformer and a 5-gallon can of transformer oil located in the upstairs mechanical room in Unit L of Building 2 displayed apparent signs of leakage;

4. Potential lead-based paint (LBP) on exterior and interior walls, and the ceiling of several buildings and possible lead solder on water supply lines and lead tanks in water coolers;

5. Potential biohazards (stagnant water in swamp coolers, pigeon droppings, and dead pigeons) in Buildings 1 and 2;

6. Materials potentially landfilled in the eastern portion of the facility;

7. Improperly stored chemicals at the site; and

8. Potential build-up of radon gases inside the buildings.

Based upon the publicly available historical and regulatory information, the surface observations made at the site and its immediate surroundings, it is concluded that the site currently poses a high risk to the environment and to human health.

1.0 INTRODUCTION

The property subject to this Environmental Due Diligence Audit (EDDA) consists of 17 buildings, totaling approximately 652,771 square feet, on 37.66 acres of land. The site, the former Air Force Accounting and Finance Center (AFAFC), is not currently in use and is located at 3800 York Street in a mixed industrial, commercial, and residential portion of the City of Denver, Denver County, Colorado (Figure 1).

1.1 Purpose and Scope of Work

The objectives of the EDDA were:

(a) to identify the presence of or potential for adverse effects to the site from hazardous materials;

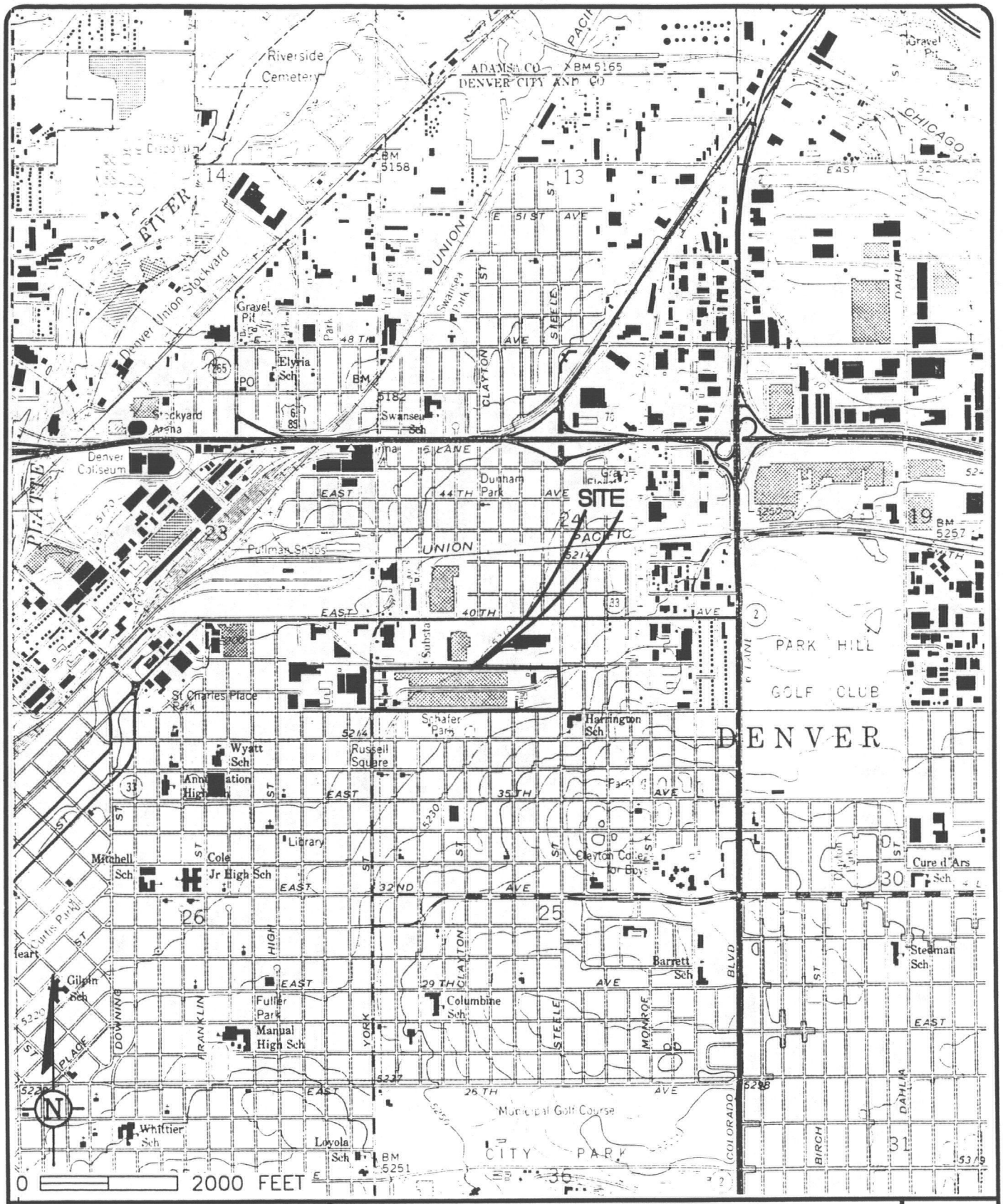
(b) to evaluate any associated health risks;

(c) to determine if hazardous materials have been stored, released, or disposed of at the site in the past; and

(d) to establish the need for additional delineation testing.

Research included a review of aerial photographs, historic maps, interviews with persons knowledgeable of the sites, and a 50-year search of deed records relating to the property. The Scope of Work (SOW) required that records from all government agencies with jurisdiction over the site and immediate neighbors be reviewed for evidence of violations, permits, injunctions, complaints, and the like.

A site visit was conducted to identify potential asbestos-containing materials (ACM), lead-containing materials (LCM), polychlorinated biphenyls (PCBs), and other potentially hazardous materials in the buildings. Background levels of radon (Rn) in the buildings were addressed through available literature. The site was also inspected for anomalous topography, suspect materials, evidence of dumping, stained soil, stressed vegetation, signs of excavation, and other surface evidence of suspect activities and/or materials. A reconnaissance of the land directly adjacent to the site was conducted to identify any nearby hazardous activities, events, or substances with the potential for impacting the site. The EDDA was performed for the General Services Administration (GSA) under a United States Army Corps of



SITE LOCATION

FORMER AIR FORCE ACCOUNTING AND FINANCE CENTER
3800 YORK STREET
DENVER, COLORADO

FIGURE

1

Engineers (USACE) contract with Geo-Marine, Inc. (GMI) as prime contractor. Geraghty & Miller, Inc. (G&M) was subcontracted to perform the field work and other research services. Vista Environmental Information, Inc. (Vista) was subcontractor for the environmental database and historical research, Colorado Aerial Photo Service (CAPS) was subcontractor for historic aerial photographs, and Independent Title Services, Inc. (ITS) was subcontractor for the title research. GMI work was performed under the direction of Mr. Bobby Scalf, P.E., Manager of the Engineering Department; G&M work was performed by Mr. Bruce Bush, Project Scientist, under the direction of Mr. Charles Senz, Senior Scientist (Appendix A - Professional Qualifications).

The EDDA was limited to a visual inspection of surface features only. The SOW did not include sampling or analysis and, therefore, no conclusions regarding the presence of ACM, LCM, Rn, or PCBs in buildings or building materials or the condition of soils or water can be reached from this study. An assessment of the building materials or surface and subsurface conditions can only be obtained through a Phase II investigation.

Much of the background information used in this report was extracted from publicly available records or from oral recollections which may not be complete or accurate. The conclusions reached in this EDDA are, therefore, subject to the above limitations.

1.2 Site Overview

The site is located at 3800 York Street in a mixed industrial, commercial, and residential portion of the City of Denver, Denver County, Colorado (see Figure 1). It is bounded on the south by a gasoline station, an elementary school, a park, and single-family residences; on the east by Steele Street and single-family residences; on the west by York Street and the Denver Coca-Cola Bottling Company; and on the north by a railroad track and various auto-related businesses (auto repair, scrap yard, and tire storage yard). Interstate Highway 70 is located approximately one-half mile north of the site.

The legal description for the tract is "that part of the southeast 1/4 of Section 23 and the southwest 1/4 of Section 24, Township 3 South, Range 68 West of the 6th prime meridian (P.M.) in the City and County of Denver, State of Colorado". The current owner of record is the federal government.

2.0 HISTORIC SITE CONDITIONS

Based upon the Defense Environmental Restoration Program, formerly Used Defense Sites Program, Findings of Fact dated August 21, 1992, the Department of the Army acquired 37.66 acres of fee land on September 16, 1942 to be used as the Denver Medical Depot. The site was determined to be surplus by the War Department, and on January 1, 1947, the 37.66 acres were transferred to the Veterans' Administration (VA). On December 9, 1947, the Department of the Army was granted Right-of-Entry from the VA for use of the site. On August 11, 1950, 5.57 acres of land were transferred to the Department of the Army from the VA for use as the Headquarters - Colorado Senior Army Instructor - Organized Reserve Corps (ORC). The transferred land consisted of the western portion of the site where administration buildings are located. On May 12, 1951, the 5.57 acres were transferred from the Department of the Army to the Department of the Air Force for use as the AFAFC. The Air Force was the primary occupant of the original 37.66 acres of the site between 1951 and 1968.

When the installation was known as the Denver Medical Depot, it was used by the Army Medical Corps as a Medical Supply Depot and Surgeon General's Office. Improvements consisted of 17 buildings totaling 652,771 square feet. The buildings consisted of warehouses, miscellaneous sheds, storage buildings, a gasoline station, a motor repair shop, and guard and sentry houses. The 5.57 acres transferred to the Department of the Army for the Headquarters - Colorado Senior Army Instructor - ORC consisted of an administration building, flammable storage building, a boiler house, and a fire station. When the Air Force acquired the land for the AFAFC, the flammable storage building and the fire house were transferred as office buildings. The property was under the Department of Defense (DOD) control during the entire period of DOD ownership. The layout of the facility is provided Figure 2.

In October 1968, the 5.57 acres and one building (AFAFC office building) were reported as excess property to GSA. On May 17, 1969, the Bureau of the Budget transferred the 5.57 acres from the Air Force to GSA. In accordance with a letter dated August 14, 1969, the report of excess was withdrawn as further processing would be inappropriate and unnecessary due to the Bureau of the Budget transfer. The original 37.66 acres were disposed of in 1969 by GSA. The northern portion was conveyed to the City and County of Denver for use by their Health Department. The southern portion was conveyed to

the Denver Public School system. Both conveyance deeds contained clauses which allow the property to revert back to GSA.

In August 1991, the City and County of Denver returned their portion of the property to GSA. During their site occupation, the City and County of Denver constructed four 20,000-gallon underground storage tanks (USTs) to be used as emergency fuel storage for the boiler house.

2.1 Historic Maps

Topographic maps are highly detailed, and in addition to public roads, place names, surface water, and surface elevations, they may include individual buildings, private roads, trails, fences, wells, mines, power lines, pipelines, forested areas, and local man-made depressions. Maps which are subsequently updated from aerial photographs may include new cultural features (e.g., buildings, roads, man-made lakes and drainages, etc.) in a distinctive color, so that historic changes can be traced and dated, at least within the range of published and revised dates. The topographic map which includes the site is the Commerce City, Colorado 7.5 minute quadrangle generated in 1965 and photorevised in 1980.

A review of the topographic map showed the area of the subject property to be much the same today as it was when the topographic map was revised in 1980. The topographic map shows all the buildings that are currently on-site. The topographic map also shows these same identical buildings as those located on a 1968 facility plan taken from Building 10.

Sanborn™ maps are generated by the insurance industry and are available from the 1880s to the recent past for some municipalities. The maps indicate building construction materials and general function, location of water lines and hydrants, and presence of permanent fuel tanks. Historic Sanborn™ maps were not available for the subject property area.

2.2 Historic Aerial Photographs

Aerial photographs of the subject property and site vicinity were reviewed for visual identification of potential areas of environmental impact over time and also for past land use history and area development. Four photographs of the site and surrounding area were purchased from CAPS located in

Denver, Colorado. These photographs are dated April 29, 1965; April 28, 1974; October 5, 1983; and May 11, 1993 (Appendix B - Aerial Photographs).

The 1965 aerial photograph shows the facility as active with virtually every parking space on-site occupied. All buildings and roads appear in use and well maintained. No evidence of major soil staining or disturbance is evident in the photograph from either on-site or off-site sources. The 1965 aerial photograph also shows an entrance/exit located at the southwest corner of the property at the current location of a grammar school.

The 1974 aerial photograph shows the buildings and grounds of the property much as they appeared in the 1965 photograph. Fewer cars in the parking lots suggest either reduced use of the facility or the photograph was taken after business hours. No major soil staining is evident. Disturbed soil appears in the southeastern portion of the facility. The surrounding area appears to be a mix of industrial, commercial, and residential uses.

The 1983 photograph shows vehicles at the majority of buildings similar to the 1965 photograph. No evidence of soil staining or disturbance is evident. The entrance/exit at the southwest portion of the facility appears to be either not in use or less used. The surrounding area continues to be a mix of industrial, commercial, and residential uses.

The 1993 photograph shows the basic layout of the facility has changed little since the 1965 photograph, although it appears that a portion of the land at the southeast corner of the property is no longer maintained and a school is now located off-site at the southwest corner of the property. Vehicles are parked in the vicinity of Building 2, Unit C and at Buildings 6 and 7 suggesting that these buildings were in use as recently as 1993. No evidence of major soil staining or disturbance appears in the photograph. The surrounding area appears to be a mix of industrial, commercial, and residential uses.

2.3 Interviews

Dated summaries of interviews conducted regarding site history and usage are included in Appendix C - Correspondence and Records of Communication. The following interviews were conducted during this EDDA.

Mr. Doug Suthard, GSA Maintenance Department, provided access to the facility for the site inspection; he is knowledgeable of the buildings and their current status. Mr. Suthard indicated that, to his knowledge, there is no current authorized use of the facility other than periodic training for police personnel. In the past few years, gang activity is known to have occurred on-site, and homeless people have periodically lived in some of the buildings. He also indicated that several units in Building 2 had been flooded due to breaks in water pipelines in the past few years.

Mr. Suthard is aware of many areas that have ACM, PCBs, and lead-based paint (LBP) throughout the facility and is also aware of the location of chemical storage areas and USTs. He is familiar with oil sumps/traps in the east end of Building 1 and at Building 8. He is also knowledgeable of the utilities for the buildings, including the past use of coal, fuel oil, and natural gas for the boilers and steam heat generation.

Mr. Tom Dibernardo, GSA Building Manager, was an Assistant Manager at the subject property during 1973. He was questioned about past operations, storage areas, or activities that may have resulted in the contamination of the soil, groundwater, or building materials on-site. He is aware that many areas have ACM, PCBs, and LCM and added that stagnant water in the building "swamp coolers" (air conditioning units) and bird droppings in some of the buildings are health concerns. Mr. Dibernardo also stated that Building 8 had been used as a motor pool when the facility was active and that it was common knowledge to his co-workers at the facility that the soil surrounding the building had been contaminated by oil and gasoline releases.

Mr. Barry Kegebein, GSA Maintenance Supervisor, was on the maintenance staff at the facility from 1974 to 1976. He was aware of many units with ACM, PCBs, LCM, and USTs on-site. Mr. Kegebein added that the hand-rail posts on the walkways outside of Buildings 1 and 2 were seated in lead. He also stated that co-workers employed at the facility previous to 1974 had indicated that a landfill was located at the eastern end of the facility immediately south of the Steele Street entrance. Waste solvents, used oil, and other hydrocarbon-containing liquids were believed to have been disposed at the site.

Mr. Kegebein was also aware of the oil sumps/traps at Building 8, but was not familiar with any oil sumps/traps at Unit F in Building 1 that were observed during the site inspection. Mr. Kegebein indicated that Unit F was a warehouse while he was an employee at the facility, and any oil sumps or

traps currently in Unit F were added after 1976. Mr. Kegebein was not aware of any gasoline stations or other locations of oil sumps, traps, or USTs.

2.4 Deed Records Review

Fifty-year chain of title research for the subject property was conducted by ITS, Denver, Colorado. The complete Fifty-Year Ownership Chain Report is provided in Appendix D and is summarized in Table 1. The chain of title information was obtained from the City and County of Denver, County Assessor, and County Clerk and Recorder. The information reflects the ownership history of the subject property as could best be determined from the available sources. There were no indications noted in the review of these documents of potential for adverse impact to the subject property; however, deed records are not required to specify land use except in a few regulated instances, such as mineral or petroleum leases or solid waste disposal.

TABLE 1

Ownership Summary

Deed Conveyance	Date	Grantor	Grantee
Warranty Deed (2058-513)	02/11/09	Mary M. Clark	The F.A. Clark Realty Company, a Colorado corporation
Treasurers Deed (4978-118)	08/13/36	City and County of Denver, Treasurer	City and County of Denver, a municipal corporation
Warranty Deed (5641-200)	09/16/42	City and County of Denver, a municipal corporation	United States of America
Quit Claim (1416-48)	04/06/77	United States of America, acting by the Secretary of Health, Education, and Welfare	City and County of Denver, a municipal corporation
Quit Claim Deed (1417-62)	04/06/77	United States of America, acting by the Secretary of Health, Education, and Welfare	School District No. 1, a Colorado corporation
Quit Claim Deed (09-00091326)	None	City and County of Denver, a municipal corporation	United States of America

3.0 ENVIRONMENTAL DATABASES AND REGULATORY INQUIRIES

Regulatory database searches at the federal and state levels were supplied by Vista of San Diego, California. The objective was to identify both the project site and any adjacent properties (up to one block away) on any of the databases. A summary of the results of the database searches is provided in Table 2. Complete regulatory report and radius maps are provided in Appendix E - Environmental Database Research Results.

3.1 Federal Environmental Databases

The federal records researched include: Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS); National Priority List (NPL); Resource Conservation and Recovery Information System (RCRIS) Notifiers (Large and Small Quantity Generators [LQG and SQG] and Treatment, Storage, and Disposal Facilities [TSD]); and the Emergency Response Notification System (ERNS).

CERCLIS is a compilation of sites the U.S. Environmental Protection Agency (USEPA) is currently investigating or has investigated for a release or threatened release of hazardous substances. NPL is the USEPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial action. The RCRIS facilities database is a compilation by the USEPA of facilities that use, generate, store, treat, and/or dispose of hazardous waste; SQGs generate less than 1,000 kilograms per month of non-acutely hazardous material. ERNS is a national database used to collect information on reported releases of oil and hazardous substances from accidents and other incidents.

One facility was identified on the databases which is located on the site and two others were identified within one city block of the site. The one on site is a SQG with no history of violations. The other two, Denver Coca Cola Bottling Co. and Western Electric, are CERCLIS sites. Both underwent preliminary assessments following the site discovery; both have been issued notices of "no further action planned" by the USEPA and are considered closed. These three facilities are not considered to pose any threat to the site at this time based on their federal status; Denver Coca-Cola Bottling plant also appears on state lists.

TABLE 2

Environmental Database Summary - Federal and State

Database	Facility Name	Facility Id.	Distance from Site
CERCLIS	Denver Coca-Cola Bottling Co.	COD007067614	adjacent
	Western Electric	COD048745194	one block
NPL	none		
RCRIS (LQG & SQG)	Denver Public Schools	COD998552193	on-site
RCRIS (TSD)	none		
ERNS	none		
PST	Denver Coca-Cola Bottling Co.	2299	adjacent
	Rodines Service Garage	6780	adjacent
	City/County of Denver	3232	adjacent
	Andrew Kelly	2242	adjacent
	Raymond F. Visitin	149	one block
	AT&T Information Systems	3242	one block
	ATT NNCC-West	7749	one block
LPST	Denver Coca-Cola Bottling Co.	2299	adjacent
	City/County of Denver	3232	adjacent
SWLF	none		

3.2 State Environmental Databases

Environmental databases researched at the state level include sites with registered petroleum storage tanks (PST); sites with releases from PSTs reported to the state (LPST); and sites permitted as solid waste landfills, incinerators, or transfer stations (SWLF).

No state-listed facility was identified on the site, but six facilities were identified within one city block of the site (see Table 2 and Appendix E). All six have registered PSTs, and two sites have had reported releases (Denver Coca Cola Bottling Co. and City/County of Denver). It is not noted if either incident impacted groundwater; however, both sites have been issued closure and should not affect the AFAFC.

4.0 CURRENT SITE CONDITIONS

4.1 Current Property Use

The Denver Public Schools has equipment and supplies stored in Buildings 1, 10, T4, T5, T6, and T8 on the southern portion of the site. Some evidence that the site has been inhabited by homeless people and that gang activity has taken place on-site was noted during the site inspection. The Federal Police Service and municipal police from the Denver metropolitan area use the facility periodically for training. Otherwise, all of the 17 buildings and the 37.66 acres of the site are not currently in use and are vacant; there is no full-time occupation by authorized personnel.

4.2 Adjacent Land Use

Land use adjacent to the subject property is diverse. A gasoline station, an elementary school, a park, and single-family residences are located adjacent to and south of the facility. Single-family residences and an abandoned school building are located adjacent to and east of the facility. The Denver Coca-Cola Bottling Co., an industrial facility, is located across York Street west of the facility. A railroad track and various auto-related businesses (auto repair, scrap yard, and tire storage yard) are located adjacent to and north of the facility.

Materials stored and/or activities conducted at the gasoline station, the Coca-Cola Bottling Co., the railroad track, and at the auto-related businesses located adjacent to and north of the facility are all of potential concern with respect to the environmental conditions at the subject property.

5.0 SITE INSPECTION

An on-site inspection was performed on October 17 and 18, 1994, by Tom Ball, Environmental Scientist with GMI, and Bruce Bush, Project Scientist and Regulatory Specialist with G&M. A uniformed Federal Police Officer accompanied Mr. Ball and Mr. Bush during the entire site inspection. Doug Suthard, a GSA maintenance employee, was also present for portions of the site inspection. The 37.66 acres of land and the interior of each of the 17 buildings were inspected except portions of Buildings 1 and 2 which were locked and not accessible. No electricity is currently supplied to the buildings and the inspection was conducted with the use of flashlights.

Features of the on-site buildings, on-site land, and off-site land uses were photographed during the site inspection. These photographs are provided in Appendix F - Site Photographs. The following descriptions and discussions reflect the observations made during the site inspection.

5.1 Natural Setting

Discussion of the natural setting of the project site was derived from the Commerce topographic map (USGS 1980) as well as on-site observations. The site is located on the Colorado Plains approximately 1.5 miles east of the South Platte River. The site is at an elevation of 5,210 feet above mean sea level and is relatively flat. Depth to alluvial groundwater in the area is expected to be approximately 20 feet below ground surface and groundwater is expected to flow to the east, toward the South Platte River (Hillier, et al. 1983).

5.2 Regional Radon Potential

During the winters of 1986-1987 and 1987-1988, the Colorado Geological Survey and Colorado State Health Department participated with 16 other states in the USEPA's nationwide indoor Rn gas survey (Colorado Geological Survey, 1991). The strategy of the survey was to cover the entire state with emphasis on geologic areas and population density. As a result, 1,911 randomly selected homes in Colorado were assessed for Rn hazard using charcoal canister test devices.

The Colorado statewide average of Rn in homes was determined to be 5.60 picocuries per liter (pCi/1). The threshold level of concern for Rn has been established by the USEPA as 4.0 pCi/l of air. For comparison, the USEPA has determined that the nationwide average outdoor level is 0.2 pCi/l, and the average indoor level is 1.0 pCi/l. Anomalously high levels of Rn are generally linked to regional geology. Rn is heavier than air and tends to accumulate in basements and other low areas of buildings; proper ventilation can offset accumulation. Basements are present in some of the buildings on the site.

The average Rn level in homes located in Denver County was determined to be 5.70 pCi/1. Further, results from approximately 56 per cent of the samples collected (82 samples) in Denver County were greater than or equal to 4.0 pCi/1, which is the action level determined by the USEPA.

5.3 Transformers

Several transformers were located inside the accessible portions of Buildings 1 and 2. The presence of transformers is a potential concern because historically they have often contained PCBs, a regulated substance, in the insulating oil.

The transformers located in Building 2 were labelled as containing PCBs. The transformers observed were unstained, uncorroded, and appeared to be intact. However, a drip pan containing discolored "saw dust" was observed beneath one of the transformers located in the upstairs mechanical room in Unit L of Building 2. In addition, a 5-gallon can of transformer oil which apparently had leaked was observed nearby. The transformers located in Building 1 were not labelled regarding PCB content. These transformers were located in the building used by the Denver Public Schools and appeared to be newer than the transformers located in Building 2. The transformers located in Building 1 were unstained, uncorroded, and appeared to be intact. No drip pans were beneath the transformers in Building 1. Electrical relays were located outside and adjacent to Buildings 1 and 2. These transformers were also unstained, uncorroded, and appeared to be intact (Appendix F - Site Photographs).

5.4 Solid Waste Disposal

There are no current authorized site activities which use or generate solid waste at the site, and the site is not serviced by a solid waste disposal company.

5.5 Hazardous Waste Disposal

There are no current site activities which use or generate hazardous materials which require specialized disposal.

5.6 Water Wells

There are 66 water wells located within 1 mile of the subject property that are registered with the Colorado Division of Water Resources. Of these, approximately 56 wells are less than 50 feet in depth and are likely to be completed in the alluvial aquifer. The remaining wells are likely completed in the bedrock aquifer. No water wells are listed at the location of the subject property. A complete list of the Colorado wells, applications, and permits on file at the Colorado Division of Water Resources are provided in Appendix G.

5.7 Building 4 - Steam Power House and Associated Gas Utility Building

The Steam Power House (Building 4) is located at the northwest corner of the subject property and was used to generate steam heat that was distributed to the other buildings throughout the facility. Based upon the structures observed during the site inspection, it appears the fuel for Building 4 included coal (a coal hopper is located on the north side of the building), diesel or kerosene fuel (USTs are located west of the building), and natural gas (gas lines enter the building at the northwest corner) at various time periods in the past. Various tanks and equipment are located inside Building 4, and an incinerator is located outside of the building to the east. An associated gas utility building is located at the northwest corner of Building 4 (see Figure 2).

5.7.1 Surface Disturbance/Anomalous Topography/Fill

A tank farm containing an unknown number of USTs was identified adjacent to and west of Building 4. No other anomalous topography, surface disturbance, or evidence of burial or imported fill was observed at Building 4.

5.7.2 Stressed Vegetation/Stained Soil

The tank farm area west of Building 4 is covered by an unwatered lawn. The grass was stressed from the lack of water, but no stained soil was observed. All other areas surrounding Building 4 are covered with asphalt and there were no stained areas. A hole in the asphalt was observed east of Building 4 and exposed an underground sewer line.

5.7.3 Dumping

There was no trash or other evidence of dumping outside at Building 4. Some materials associated with the building's former operations have been abandoned and remain inside the building.

5.7.4 Hazardous Materials

Several tanks and containers with unknown contents were observed inside Building 4 (see Appendix F). The tanks and containers, which may contain hazardous materials, include:

- a plastic 30-gallon tank labelled Chemicals,
- two 55-gallon steel drums with labels identifying the contents as lubricating oil,
- six plastic 55-gallon drums labelled "Anco" (appeared to be water treatment chemicals),
- a 2,000-gallon steel tank of unknown contents (appeared to be a fuel tank),
- various indicator chemicals for laboratory testing, and
- a 5,000-gallon water tank (presumably mixed with antibacterial chemicals).

5.7.5 Storage Tanks

A tank farm consisting of approximately eight USTs is located adjacent to and west of Building 4 (see Figure 2). Six separate UST fill ports and two manholes on a large concrete apron were identified in the area west of Building 4 on York Street. Two of the ports were accessible and the tanks were measured to be approximately 15 feet deep and 13 feet in length. The two tanks that were accessible contained approximately 4.5 feet and 5 feet, respectively, of liquid which appeared to be fuel. Pipes from the tank farm enter Building 4 through the west wall.

5.7.6 Buildings

Building 4, the Steam Power House, and the associated gas utility building located at the northwest corner of Building 4 are brick structures with wooden roofs, asphalt shingles, and concrete floors. Building 4 also contains fuel-burning units and associated pipelines.

5.7.6.1 Asbestos-Containing Material

Based on exterior appearance and the portions of the interiors of the buildings which were available for inspection, suspect ACM include the asphalt shingles on the roofs and the white thermal system insulation around many of the pipelines. One pipeline was labelled as containing asbestos in Building 4. Other materials present in the building that are suspect ACM include ceiling tiles, window caulking, and wall board and joint compound. Some of the suspect ACM appeared friable and deteriorated while others appeared intact. A comprehensive survey is required to verify the presence, amount, and type of asbestos and would include the sampling and analysis of these materials.

5.7.6.2 Lead-Containing Material

The age of the buildings suggests the potential exists for LCM in the form of LBP on both exterior and interior. There is also the potential for lead in both water supply and drainage pipes and in drinking water fountains. Determination can only be made after additional investigation which would include paint sampling, water sampling, and checking the water cooler model numbers against lists of coolers known to have lead-lined tanks.

5.7.6.3 PCB Concerns

PCBs are known to have been used in fluorescent light ballasts prior to regulation. The potential exists that any light ballast which has not been replaced could contain PCBs. Fluorescent lighting was observed in Building 4. No transformers were observed at Building 4 or the associated gas utility building.

5.7.6.4 Other Potential Hazards

The inside of Building 4 is covered with pigeon droppings and some dead pigeons. These are considered potential health hazards.

5.8 Building 5 - Administration Building

The Administration Building is the main building at the entrance to the site from York Street. It is located adjacent to and south of Building 4 (see Figure 2 and Appendix F).

5.8.1 Surface Disturbance/Anomalous Topography/Fill

No anomalous topography, surface disturbance, or other evidence of burial was noted on the land adjacent to the Administration Building. No obvious imported fill material was observed.

5.8.2 Stressed Vegetation/Stained Soil

The land west of the Administration Building was an unwatered lawn. There were no unexplained bare patches or stained areas. Asphalt covered the remaining land surrounding the building.

5.8.3 Dumping

There was no trash or other evidence of dumping anywhere on the land surrounding the Administration Building. Paper materials related to the former activities at the Administration Building were inside the building.

5.8.4 Hazardous Materials

There were no hazardous materials observed inside the building.

5.8.5 Storage Tanks

No ASTs and no evidence of USTs (e.g., vent pipes, fill ports, or dispensers) were observed at or immediately adjacent to the building.

5.8.6 Building

The Administration Building has brick walls, a wooden roof, asphalt shingles, and a concrete foundation. Although some floors are tile, the majority of the floors are carpeted. Paper office supplies and books are stored inside the Administration Building. Many of these materials appear to be abandoned.

5.8.6.1 Asbestos-Containing Material

Based on exterior and interior appearance of the building, suspect ACM include the roofing material, floor tile, mastic, and thermal system insulation (TSI). Some of the suspect ACM appeared friable and deteriorated while others appeared intact. Proper sampling and analysis of all suspect materials is required to verify the presence, amount, and type of asbestos. Other materials present in the building that are considered suspect ACM include ceiling tiles, window caulking, and wall board and joint compound.

5.8.6.2 Lead-Containing Material

Although significant amounts of peeling paint were not generally observed in the Administration Building, some was observed on the second floor. The age of the building suggests the potential exists for LBP. There is also the potential for lead solder in water supply pipes. Sampling and analysis is required to confirm the presence of lead in either of these media.

5.8.6.3 PCB Concerns

PCBs are known to have been used in fluorescent light ballasts prior to regulation. Fluorescent lighting was used throughout the Administration Building. The units are small and appear new. However, ballasts, if present, should be checked prior to disposal for certification as "non-PCB".

5.8.6.4 Other Potential Hazards

No other potential hazards were observed; however, maintenance areas and the mechanical room were not available for inspection.

5.9 Buildings 6, 7, 11, and 12

Buildings 6, 7, 11, and 12 are located at the southwest portion of the subject property south of the Administration Building (see Figure 2 and Appendix F). These buildings were used as office spaces, training centers, and a communication center.

5.9.1 Surface Disturbance/Anomalous Topography/Fill

No anomalous topography, surface disturbance, or other evidence of burial was noted on the parcel, nor was obvious imported fill material observed. However, much of the parcel is covered by the buildings or by asphalt. Minor levelling and/or importation of fill may have been done in conjunction with construction.

5.9.2 Stressed Vegetation/Stained Soil

Except along York Street west of Buildings 6, 7, and 12, there was virtually no vegetation or exposed soil on site, and the area is covered by asphalt. The lawn west of the buildings was unwatered; no unexplained stress vegetation or stained soil was observed.

5.9.3 Dumping

There was no evidence of dumping inside or outside the buildings. Some materials (paper office supplies, electronics equipment, and office furniture) associated with the former activities at the buildings have been abandoned and were inside the buildings.

5.9.4 Hazardous Materials

Eight lead-acid batteries were located in a metal cabinet inside Building 6. Four 5-gallon containers of floor wax and one 20-pound bag of trisodium phosphate were stored inside Building 7. Building 12 contained one lead-acid battery.

5.9.5 Storage Tanks

No ASTs and no evidence of USTs (e.g., vent pipes, fill ports, or dispensers) were observed at or immediately adjacent to these buildings.

5.9.6 Buildings

Buildings 6, 7, 11, and 12 have brick walls, wooden roofs with asphalt shingles, wooden floors, and concrete foundations. The majority of the floors have 9-inch by 9-inch or 12-inch by 12-inch floor tiles.

5.9.6.1 Asbestos-Containing Material

Based on the exterior and interior appearance of the building, suspect ACM include the roofing material, both sizes of floor tile, mastic, and TSI. Other suspect ACM include ceiling tiles, window caulking, and wall board and joint compound. Some of the suspect ACM appeared friable and deteriorated while others appeared intact. Proper sampling and analysis of all suspect materials is required to verify the presence, amount, and type of asbestos.

5.9.6.2 Lead-Containing Material

Interior paint in the buildings has potential to be LBP based on the age of the buildings (see Appendix F). There is also the potential for lead in the water supply pipes. Sampling and analysis is required to confirm the presence of lead in either of these media.

5.9.6.3 PCB Concerns

PCBs are known to have been used in fluorescent light ballasts prior to regulation. Fluorescent lighting was used extensively in the buildings, and the PCB content, if any, may impact disposal practices. No electric transformers, potentially containing PCBs, were observed at or adjacent to these buildings.

5.9.6.4 Other Potential Hazards

No other potential hazards were observed at these buildings.

5.10 Building 1

Building 1, 180-feet by 1,440-feet, located along the southern edge of the property (see Figure 2). The building is subdivided into units A, B, C, D, E, and F, all of which appeared to have been last used by the Denver Public Schools system. The following is a compilation of the units in Building 1 and their apparent last use.

- Unit A: school cafeteria and lunch room,
- Unit B: lunch room and art room,
- Units C, D, and E: classrooms, a library, computer rooms, storage rooms, and office spaces, and
- Unit F: vehicle maintenance garage.

Stored materials, equipment, and supplies in the building have been vandalized. Most of the glass has been broken from the windows, paint sprayed on the interior walls and spilled on the floor, and materials (e.g., computer tapes) thrown throughout the interior of the building.

5.10.1 Surface Disturbance/Anomalous Topography/Fill

No anomalous topography, surface disturbance, or other evidence of burial was observed at Building 1. It should be noted, however, that a hole in the asphalt pavement south of Building 1 appeared to extend to the sewer system.

5.10.2 Stressed Vegetation/Stained Soil

The area adjacent to Building 1 is completely covered with asphalt and/or concrete; therefore, assessment of vegetation stress and/or stained soil was not possible.

5.10.3 Dumping

No evidence of dumping was observed adjacent to Building 1.

5.10.4 Hazardous Materials

The following potentially hazardous materials were observed within Building 1 during the site inspection.

- Unit C: A battery room containing approximately 102 lead-acid Excide batteries for auxiliary power in the event of power failure.

- Unit F: A locker room used as a storage room included the following:
  - One 5-gallon container of Pyrethrene (insecticide)
  - Six 5-gallon containers of Methoxychlor (insecticide)
  - Two 5-gallon containers of Dursban 2E (insecticide)
  - One 5-gallon container of Malathion (insecticide)
  - One 5-gallon container of Witmyer (insect fog)
  - One 5-gallon container of flameproofing material (fire retardant)
  - One 1-quart Dio-cide (insecticide)
  - Five 5-pound bags of Kelthane (insecticide)
  - Twelve 1-gallon containers of Mop-Up Insecticide
  - Four 5-gallon containers of Sevimol (insecticide)

These materials appeared to be abandoned products and were, for the most part, in their original unopened containers.

5.10.5 Storage Tanks

No storage tanks were observed at or adjacent to Building 1.

5.10.6 Building

Building 1 has a concrete floor, brick walls, wooden roof, and asphalt shingles. A concrete walkway with metal hand-rails extended along the length of both sides of the building. A basement tunnel, made of concrete and containing various utility pipelines, appeared to extend along the length of Building 1.

5.10.6.1 Asbestos-Containing Material

Based on the exterior appearance and the portions of the interior of Building 1 that were available for inspection, materials suspect for ACM include the asphalt shingles on the roof, the white insulation around the pipelines, the brown insulation around heating system ducts and vents, and the 9-inch by 9-inch floor tiles. Other suspect ACM include ceiling tiles, window caulking, and wall board and joint compound. Some of the suspect ACM appeared friable and deteriorated while others appeared intact. Proper sampling and analysis of all suspect materials is required to verify the presence, amount, and type of asbestos in Building 1.

5.10.6.2 Lead-Containing Material

Significant peeling paint was observed in the bathrooms of Unit A. No other significant peeling paint was observed in Building 1. The age of the building suggests, however, the potential exists for LBP now encapsulated under layers of newer non-lead paint in Building 1.

There is also potential for lead in the water supply pipes and the piping and tanks in the drinking fountains. Site interviews suggested that the rail posts along the walkways of the building are seated in lead. Sampling and analysis is required to confirm the presence of lead in these media.

5.10.6.3 PCB Concerns

PCBs are known to have been used in fluorescent light ballasts prior to regulation. Fluorescent lighting was observed throughout Building 1, and ballasts were observed on the floor of the building. Some of the light ballasts were labelled as "non-PCB containing" and others (older in appearance) were not labelled and must be presumed to contain PCBs.

Several transformers were located both inside and outside of Building 1. Although these transformers were not labelled as containing PCBs, their outside appearance is much like the transformers located in Building 2 which were labelled as containing PCBs. Sampling and analysis of the oil within the transformers in Building 1 is necessary to confirm the presence or absence of PCBs.

5.10.6.4 Other Potential Hazards

Oil sumps, traps, or USTs may be located in Unit F of Building 1. The concrete floor of the unit contained what appeared to be trenches, now filled with concrete, leading to manholes. The trenches and manholes were not accessible for inspection. The potential exists for used oil, waste solvents, or other similar liquids to be in these sumps, traps, or USTs. In addition, swamp coolers for air conditioning are located on top of the building and may contain stagnant water, a potential biohazard.

5.11 Building 2

Building 2 is 180 feet by 1,440 feet and subdivided into Units G, H, I, J, K, L, M, and N (see Figure 2). This building was last used by the City/County of Denver and the Denver Public Schools system. The following is a compilation of the units in Building 2 and their last apparent use.

- Unit G - Wastewater Administration offices,
- Unit H - Risk Management (classrooms and computer rooms),
- Unit I - Denver Public Schools Library,
- Unit J - Library and Military Police Station including prison cells,
- Unit K - Offices,
- Unit L - Data Services Division (computer center),
- Unit M - Offices, and
- Unit N - Carpenter Shop.

Building 2, while it has not been maintained, did not appear to have been severely vandalized. Evidence of water damage, presumably from water pipe breaks, was common on the floor of the building and some roof leaks were observed during the inspection.

5.11.1 Surface Disturbance/Anomalous Topography/Fill

No anomalous topography, surface disturbance, or other evidence of burial was noted at or around Building 2.

5.11.2 Stressed Vegetation/Stained Soil

The area adjacent to Building 2 is completely covered with asphalt and/or concrete; assessment of stressed vegetation or stained soil was not possible.

5.11.3 Dumping

There was no trash or other evidence of dumping at or adjacent to Building 2.

5.11.4 Hazardous Materials

The following potentially hazardous materials were observed within Building 2 during the site inspection.

- Unit N: A partially full 5-gallon container of Genetron 13 (trichlorotrifluoroethane) and a 5-gallon container of ethylene glycol (antifreeze).
- Unit M: A battery room contained the racks for lead-acid batteries, but the batteries had been removed. The racks are covered with lead acid.
- Unit L: A Halon fire protection system is located throughout the area of what was a computer center in this unit.
- Unit K: a diesel generator with two large wet cell batteries and a quart of motor oil are located in the basement area of Unit K.
- Unit J: 10 sealed, nickel-cadmium batteries were on the walkway outside this unit.
- Units I, H, and G: No potentially hazardous materials were observed.

5.11.5 Storage Tanks

No storage tanks were observed at or adjacent to Building 2.

5.11.6 Building

Building 2 has a concrete floor, brick walls, and asphalt shingles. The roof of Building 2 is wooden except for the roofs of Units M and N which have concrete roofs. A concrete walkway with metal hand-rails extended along the length of both sides of the building. A basement tunnel, made of concrete and containing various utility pipelines, appeared to extend along the length of Building 2.

5.11.6.1 Asbestos-Containing Material

Based on the exterior appearance and the portions of the interior of Building 2 available for inspection, suspect ACM include the asphalt shingles on the roof, the white pipeline insulation, the brown insulation around heating system ducts and vents, and the 9-inch by 9-inch floor tiles. Other suspect ACM observed in the building include ceiling tiles, window caulking, and wall board and joint compound. Some of the suspect ACM appeared friable and deteriorated while others appeared intact. Proper sampling and analysis of all suspect materials is required to verify the presence, amount, and type of ACM in Building 2.

5.11.6.2 Lead-Containing Material

No significant peeling paint was observed in Building 2. The age of the building suggests, however, the potential exists for LBP now encapsulated under layers of newer non-lead paint in Building 2.

Additionally, there is potential for lead in the water supply pipes especially the piping and tanks in the drinking fountains. Information gained during the site interviews suggests that the rail posts along the walkways of the building are seated in lead. Sampling and analysis is required to confirm the presence of lead in these media.

5.11.6.3 PCB Concerns

PCBs are known to have been used in fluorescent light ballasts prior to regulation. Fluorescent lighting was observed throughout Building 2, and ballasts were observed on the floor of the building. Some of

the light ballasts were labelled as "non-PCB containing" and others (older in appearance) were not labelled; the latter must be presumed to contain PCBs.

Several transformers were located inside and outside of Building 2. These transformers were labelled as containing PCBs. The drip pan beneath one of the transformers and a 5-gallon can of transformer oil located in the upstairs mechanical room in Unit L displayed apparent signs of leakage. Sampling and analysis of the oil within the transformers and apparent leakage in Building 2 is necessary for confirmation and quantification of PCBs.

5.11.6.4 Other Potential Hazards

Swamp coolers for air conditioning are located on the roof of the building. It is possible that there is stagnant water in the swamp coolers, a potential biohazard.

5.12 Buildings 10, T3, T4, T5, T6, and T8

Buildings 10, T3, T4, T5, T6, and T8 are shops and storage buildings located east of Building 1 toward the southeastern end of the facility (see Figure 2). Building 10 is subdivided into a carpenter shop, a cement crew shop, and a paint shop. Buildings T3 and T5 were storage buildings, and Buildings T6 and T8 were evidently support shops. Building T4 was used for Driver's Education training. Stored materials, equipment, and/or supplies in the buildings were abandoned and vandalized.

5.12.1 Surface Disturbance/Anomalous Topography/Fill

No anomalous topography, surface disturbance, or other evidence of burial was observed in this area.

5.12.2 Stressed Vegetation/Stained Soil

No evidence of stressed vegetation or stained soil was observed in this area during the site inspection.

5.12.3 Dumping

There was no trash or other evidence of dumping in this area.

5.12.4 Hazardous Materials

The following potentially hazardous materials were observed within Building 10 during the site inspection.

- Three 55-gallon drums of ProTex white-pigmented curing compound
- One 55-gallon drum of motor oil (partially full)
- One 5-gallon container of Athletic Field Marking Paint
- Two 1-gallon cans of epoxy, Part A and Part B
- One 5-gallon can of paint thinner
- One 1-gallon container of duplicating fluid
- Two 5-gallon containers of Esteron (herbicide)

No potentially hazardous materials were observed in Building T3, T4, T5, T6, and T8.

5.12.5 Storage Tanks

No storage tanks were observed, and there was no evidence noted that USTs existed on the site previously.

5.12.6 Building

Building 10 is a brick structure with concrete floors, a wooden roof, and asphalt shingles. Buildings T3, T5, T6, and T8 are wooden structures with concrete floors, wooden roofs, and asphalt shingles. Building T4 is a mobile trailer with metal walls.

5.12.6.1 Asbestos-Containing Material

Suspect ACM includes the asphalt shingles on the roofs, white pipe insulation, and 9-inch by 9-inch floor tiles. Other suspect ACM present in the buildings include ceiling tiles, window caulking, and wall board

and joint compound. Some of the suspect ACM appeared friable and deteriorated while others appeared intact. Sampling and analysis of all suspect ACM is required to verify the presence, amount, and type of asbestos in these buildings.

5.12.6.2 Lead-Containing Material

Exterior and interior painted surfaces, possibly lead-based, on these buildings were peeling. There is also the potential for lead in water supply pipes. Sampling and analysis is required to confirm the presence of lead in these media.

5.12.6.3 PCB Concerns

There were no PCB concerns identified in Buildings 10, T3, T4, T5, T6, and T8 during the inspection. No fluorescent lighting was observed in the buildings, and no transformers were observed in the area.

5.12.6.4 Other Potential Hazards

No other potential hazards were observed in Buildings 10, T3, T4, T5, T5, T6, and T8.

5.13 Buildings 8, 9, and T11

Buildings 8, 9, and T11 are located east of Building 2 toward the northeastern end of the subject property (see Figure 2). A sign on the building indicated that Building 8 was a motor pool. According to the Chain of Title information, Building 9 was a gasoline station (see Appendix D, Exhibit A). Building T11 was a storage building.

5.13.1 Surface Disturbance/Anomalous Topography/Fill

No anomalous topography or other evidence of burial was observed in the area of these buildings. However, manholes, re-paved areas of asphalt, and concrete cut and filled areas were observed indicating potential for oil sumps, traps, and/or USTs.

5.13.2 Stressed Vegetation/Stained Soil

No stressed vegetation or stained soil was observed in the area; however, the majority of the area consists of asphalt or concrete pavement.

5.13.3 Dumping

No dumping was observed in the area.

5.13.4 Hazardous Materials

Used oil or a similar liquid was observed in two of the oil sumps/traps located outside and east of Building 8. No other potentially hazardous materials were observed in the area.

5.13.5 Storage Tanks

A manhole and re-paved areas of asphalt, indicative of a UST, are located in the pavement along the west wall of Building 8, and a metal grate possibly leading to an underground sump, trap, or UST was observed along the east wall of Building 8. A liquid containing hydrocarbons was observed at both of these locations (see Appendix F). Trenches are built into the concrete floor of Building 8. A gravel area, indicative of a UST that may have been removed, is located along the north wall of Building 8.

Although property title deed information indicated that Building 9 was a gasoline station, no evidence of USTs was observed in the area of Building 9.

5.13.6 Buildings

Buildings 8 and 9 are brick structures with concrete floors and wooden roofs. Building T11 is a wood frame building with concrete floors. All these buildings have asphalt shingles.

5.13.6.1 Asbestos-Containing Material

Suspect ACM include the asphalt shingles on the roofs, white pipe insulation, and 9-inch by 9-inch floor tiles. Other suspect ACM observed in the buildings include ceiling tiles, window caulking, and wall board and joint compound. Some of the suspect ACM appeared friable and deteriorated while others appeared intact. Sampling and analysis would be required to verify the presence of ACM in these buildings.

5.13.6.2 Lead-Containing Material

Exterior and interior painted surfaces on these buildings were peeling which could expose older LBP. There is also the potential for lead in water supply pipes. Sampling and analysis is required to confirm the presence of lead in these media.

5.13.6.3 PCB Concerns

PCBs are known to have been used in fluorescent light ballasts prior to regulation. The potential exists that any light ballast which has not been replaced could be PCB-containing. Fluorescent lighting was observed in Building 8 but not in Building 9. No transformers were observed at or in the vicinity of either building.

5.13.6.4 Other Potential Hazards

No other potential hazards were observed in this area.

5.14 Vacant Land at the Eastern Portion of the Facility

Other than two small wooden buildings that appear to have been guard shacks, there are no buildings located east of Buildings 8, 9, 10, T3, T4, T5, T6, and T8 at the eastern portion of the facility (see Figure 2). Based on review of the aerial photographs (see Appendix B) and the site inspection, this area appears to have been used for parking, storage of gravel and similar building materials, and possibly loading docks and/or a vehicle washing area.

5.14.1 Surface Disturbance/Anomalous Topography/Fill

A mound of dirt and asphalt is located in the eastern portion of the site immediately south of the Steele Street entrance to the facility (see Appendix F). This area may have been used as a landfill in the past (Kegebein, 1994). The asphalt pavement and ground in the southeast corner of the property appeared to have been disturbed. This may be indicative of a former UST. Aerial photographs also show evidence of surface disturbances in these areas.

5.14.2 Stressed Vegetation/Stained Soil

The majority of the area consists of dirt and asphalt with little vegetation. No stressed vegetation or stained soil was observed in the area.

5.14.3 Dumping

Although no surface signs of dumping were observed in the area, surface disturbances adjacent to the Steele Street entrance may be indicative of past dumping.

5.14.4 Hazardous Materials

No hazardous materials were observed in the area.

5.14.5 Storage Tanks

Other than disturbed soil, no evidence of storage tanks was noted in the area.

5.14.6 Buildings

Other than the two small wooden structures that appear to have been guard shacks, there were no buildings on this portion of the facility.

5.15 Current Land Use Concerns and Associated Health Risks

There are potential health risks and possible adverse environmental impacts associated with the following conditions identified during the site inspection.

- USTs, oil sumps or traps, and associated plumbing may leak and adversely impact soil and/or groundwater at the site and in the area.
- ACM has the potential to release asbestos fibers during renovation, demolition, or deterioration over time, thereby adversely impacting air quality and presenting potential health risk. Several suspect ACMs were identified during the site inspection; the condition of these materials ranged from good to poor.
- Equipment identified as possibly containing PCB-containing fluid has potential for adverse impact. There is a transformer and a 5-gallon can of transformer oil located in the upstairs mechanical room in Unit L of Building 2 that displayed apparent signs of leakage.
- Suspect LCM were identified as a result of this EDDA. These materials may pose a health risk and they have potential for adverse impact if improperly handled during renovation or demolition or if the buildings are re-occupied in the future.
- Stagnant water in swamp coolers, pigeon droppings, and dead pigeons in some of the buildings are potential biohazards.
- There is potential for adverse environmental impact and the associated health risks regarding the suspect landfill activities in the eastern portion of the site.
- The average Rn levels in homes located in Denver County is reported to be 5.70 pCi/l and 56 percent of the samples collected in Denver County exceed the USEPA threshold limit of 4.0 pCi/l (Colorado Geological Survey, 1991). If the buildings are not properly ventilated, there is potential for build-up of Rn gas. This poses a possible health risk.
- Several of the buildings currently have hazardous and potentially hazardous materials stored inside. Inevitable deterioration of containers over time plus the potential for spillage pose health risks.

6.0 SUMMARY AND CONCLUSIONS

6.1 Summary

The EDDA of the former AFAFC located at 3800 York Street in the City and County of Denver, Colorado, included a review of historic maps, aerial photographs, and other documents related to the historic land use on the site; interviews with persons knowledgeable of the site and its history; a 50-year search of deed records relating to the property; a search of federal and state environmental databases for sites on or adjacent to the subject property; investigation of potential site contamination by ACM, LCM, Rn, and/or PCBs; and an inspection of the site and adjacent properties for the presence of hazardous materials, conditions, and/or practices.

The objectives were to identify any current or historic activities, conditions, or materials which might indicate the presence of hazards at the site or the potential for impact to the site from hazards identified on adjacent properties and to assess any resultant health risks. The EDDA was limited to an inspection of surface conditions and did not, therefore, involve any sampling. Further, it did not directly address the identification of contamination in building materials, surface water or soil, or subsurface water. Focusing on these objectives and based on observations and available information, identified hazardous materials and conditions with the potential of adversely affecting the subject property and possibly presenting health risks are as follows:

1. USTs, oil sumps or traps, and associated plumbing located west of Building 4, in and at Building 8, possibly at Building 9, and in Building 1;

2. Both confirmed and suspect ACM throughout the facility with the condition of these materials ranging from good to poor;

3. Both confirmed and potential PCB-containing equipment consisting of transformers and fluorescent lighting ballasts; the condition of this equipment ranged from good to poor and one transformer and a 5-gallon can of transformer oil located in the upstairs mechanical room in Unit L of Building 2 displayed apparent signs of leakage;

4. Potential LBP on exterior and interior walls and the ceiling of several buildings, and possible lead solder on water supply lines and lead tanks in water coolers;

5. Potential biohazards in Buildings 1 and 2;

6. Materials potentially landfilled in the eastern portion of the facility;

7. Improperly stored chemicals at the site; and

8. Potential build-up of radon gas inside the buildings.

6.2 Conclusions

During this EDDA one facility located on the site and eight others located within one city block of the site were identified from review of federal and state environmental databases. The identified facilities either have no record of compliance problems or have been issued closure by the appropriate state or federal agency. Provided this information is current and complete, they are not deemed to pose a threat to the site.

The historic aerial photographs showed the buildings of the facility and the land use in the vicinity of the facility to be much as they appear today. The land use of the area was and continues to be a mix of industrial, commercial, and residential. No off-site or on-site indications of contamination, such as large areas of stained or disturbed ground, was evident from review of the aerial photographs.

Interviews with persons knowledgeable of the site and its history yielded information concerning the current presence of ACM, PCBs, LCM, PSTs, stored chemicals, and stagnant water. Information gained during site interviews also indicated the possibility of contaminated soil at Building 8 and a possible historic landfill at the northeastern portion of the facility as well as past activities at the site which customarily generate hazardous materials. Site interviews and documents (title search and referenced reports) also yielded information pertaining to the historic uses for the facility which is now vacant.

The site inspection of the subject property revealed concern for the possibility for releases from on-site USTs, oil sumps or traps, and from a surface anomaly that may have been an historic landfill. The site inspection also confirmed the presence of materials suspect for asbestos (assorted building materials), lead (water pipes, coolers, and paint), or PCBs (fluorescent light ballasts and electric transformers) throughout the majority of the 17 buildings. Chemicals were observed in their original containers stored in Building 1, and abandoned chemical products, oil, and equipment in varying conditions were observed in other buildings throughout the facility.

Sites that have undergone an EDDA are evaluated with regard to the presence of hazardous materials and associated health risks. The three risks are defined as follows:

- Low Risk - environmental findings of no significant concern
- Moderate Risk - potentially suspect conditions identified
- High Risk - hazardous conditions observed that potentially threaten human health or the environment

At the present time, the subject property is evaluated as having a high risk because of on-site equipment and materials that are labelled as containing ACM and PCB. Testing and analysis to confirm the presence or absence of asbestos and PCB, could change this evaluation. In addition the site is at potential risk from additional suspect ACM; paint, pipes, and water coolers suspect for lead; abandoned chemicals; releases from on-site USTs, oil sumps, or traps; radon accumulation; biohazards; and possible unauthorized dumping and burial.

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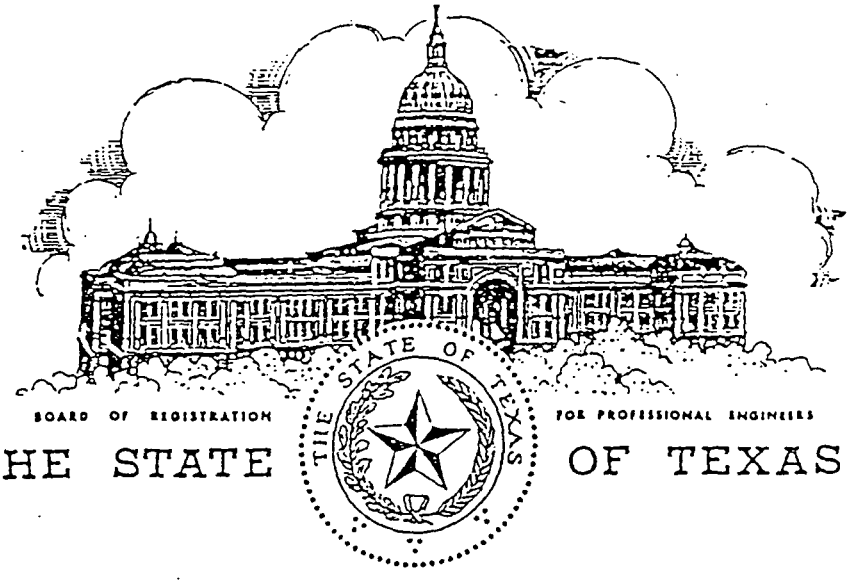
APPENDIX A
Professional Qualifications



BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

THE STATE OF TEXAS

BE IT KNOWN THAT

Bobby George Scalf

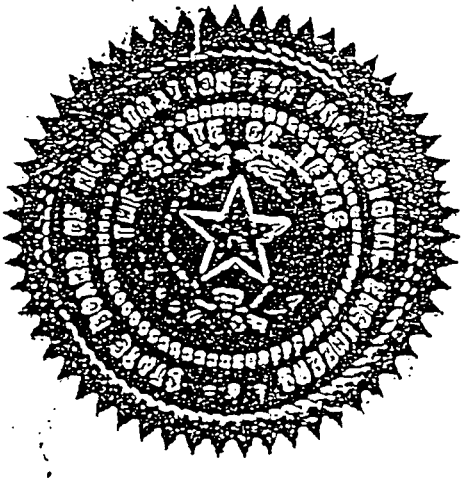
HAVING GIVEN SATISFACTORY EVIDENCE OF QUALIFICATIONS REQUIRED BY SEC. 12a, SENATE BILL NO. 74, ACTS REGULAR SESSION, 45TH LEGISLATURE OF TEXAS, IS GRANTED THIS

CERTIFICATE OF REGISTRATION

AND IS HEREBY AUTHORIZED TO PRACTICE AS A

PROFESSIONAL ENGINEER

SO LONG AS THIS CERTIFICATE IS NOT REVOKED AND IS RENEWED ACCORDING TO LAW



SERIAL NUMBER 33955

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED THE SEAL OF THE BOARD AT THE CITY OF AUSTIN, THIS 17TH DAY OF JULY, 1972.

James D. Pickard Jr.
CHAIRMAN

James W. Ruby
SECRETARY

BOBBY G. SCALF, P.E

Education: BSCE, University of Texas, 1968
Master of Engineering, Oklahoma University, 1969

Experience:

1991 - Present Senior Engineer Geo-Marine, Inc.

Mr. Scalf is currently involved in EA/EISs for projects that include water and wastewater treatment facilities. He is also project manager for an air emissions inventory, storm water inventory and sampling projects and an electrical power distribution study for a hospital.

1989 - 1991 Consulting Engineer Self-employed

Mr. Scalf provided environmental engineering assistance to other consulting engineers. Projects included development of a regional solid waste plan for a ten county area of northeast Texas, design of water production and distribution facilities in Clarksville and Huntington, Texas, design of sewage collection and treatment facilities in Clarksville, Maud, Queen City, Lufkin, and Nash, Texas. It also included environmental engineering services at industrial facilities in a paper mill, a chip mill, and an airplane maintenance facility.

1983 - 1989 Project Manager Alan Plummer & Associates

Mr. Scalf served as project manager on environmental engineering projects for water treatment, distribution and storage in the Cities of Arlington and Mansfield, and the Trinity River Authority of Texas. He was also project manager on wastewater collection and treatment projects for the Cities of Fort Worth, Mansfield, and Keene and for the Trinity River Authority of Texas and the North Texas Municipal Water District. His design of odor control facilities for the 100-MGD Village Creek Wastewater Treatment Plant in Fort Worth won a design award from ASCE in 1992.

1972 - 1983 Project Manager Henningson, Durham & Richardson

Mr. Scalf served as project manager on water treatment, distribution and storage projects for the Cities of Garland, Texarkana, McKinney, Clyde, Highland Village, Marlin, Sulphur Springs and Lewisville, as well as the Palo Pinto WCID No. 1 and Sportsman's World Municipal Utility District. He also served as project manager on wastewater collection and treatment projects for the Cities of Commerce, Dallas, Texarkana, Garland, Lufkin and Terrell, as well as the North Texas Municipal Water District and the Sportsman's World Municipal Utility District. His projects also included engineering services to industrial clients that were involved in food products, electronics, and defense industries.

1969 - 1971	Engineer	Texas Water Quality Board Construction Grants Program Permit Preparation

Affiliations:

American Waterworks Association, Water Environment Federation, American Society of Civil Engineers

APPENDIX B
Aerial Photographs

DRAFTER: BD | APPROVED: CDS | CHECKED: BB | DRAWING: | HARD FILE: | PRJCT NO.: C00370.001 | DWG DATE: 31OCT94

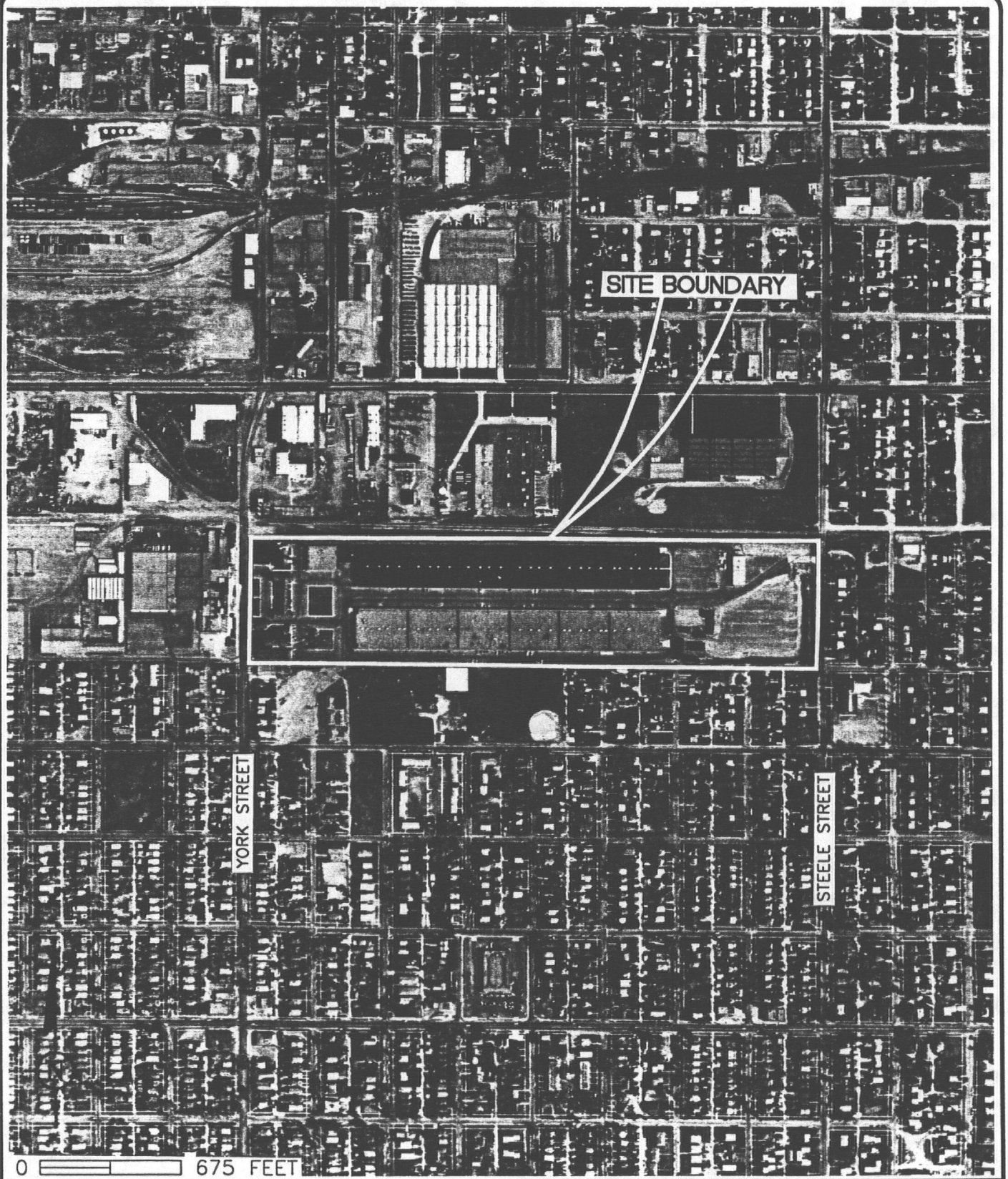
GERAGHTY & MILLER, INC.
Environmental Services
A Heidemij Company

AERIAL PHOTOGRAPH APRIL 29, 1965

FORMER AIR FORCE ACCOUNTING AND FINANCE CENTER
3800 YORK STREET
DENVER, COLORADO

FIGURE

B-1



DRAFTER: BD | APPROVED: CDS | CHECKED: BB | DRAWING: | HARD FILE: | PRJCT NO.: C00370.001 | DWG DATE: 31OCT94

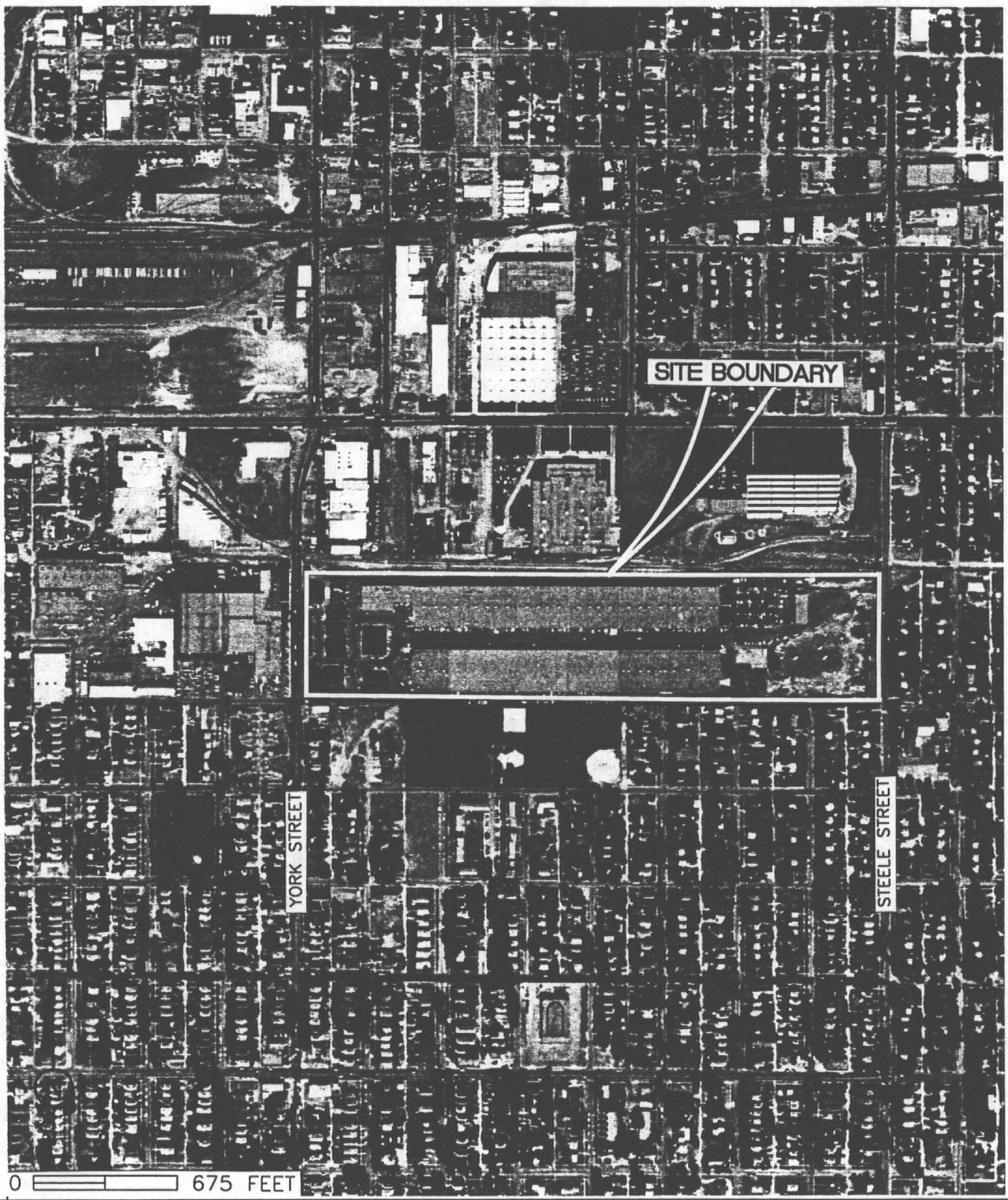
GERAGHTY & MILLER, INC.
Environmental Services
A Heidemij Company

AERIAL PHOTOGRAPH APRIL 28, 1974

FORMER AIR FORCE ACCOUNTING AND FINANCE CENTER
3800 YORK STREET
DENVER, COLORADO

FIGURE

B-2



DRAFTER: BD | APPROVED: CDS | CHECKED: BB | DRAWING: | HARD FILE: | PRJCT NO.: C00370.001 | DWG DATE: 31OCT94

GERAGHTY & MILLER, INC.
Environmental Services
A Heidemij Company

AERIAL PHOTOGRAPH OCTOBER 5, 1983

FORMER AIR FORCE ACCOUNTING AND FINANCE CENTER
3800 YORK STREET
DENVER, COLORADO

FIGURE
B-3

DRAFTER: BD | APPROVED: CDS | CHECKED: BB | DRAWING: | HARD FILE: | PRJCT NO.: C00370.001 | DWG DATE: 31OCT94

GERAGHTY & MILLER, INC.
Environmental Services
A Heidemij Company

AERIAL PHOTOGRAPH MAY 11,1993

FORMER AIR FORCE ACCOUNTING AND FINANCE CENTER
3800 YORK STREET
DENVER, COLORADO

FIGURE

B-4

APPENDIX C
Correspondence and Records of Communication

GERAGHTY & MILLER, INC.
Environmental Services

TELEPHONE CONVERSATION RECORD

DATE: 10-31-94 TIME: 3^00 PROJECT: C00370.001

FROM: Bruce Bush TO: Barry Koegbein

COMPANY: G+M COMPANY: GSA

TELE NO: _____ TELE NO: _____

RE: _____

Notes from telephone conversation:

- Aware of ACM, PCBs, LBP and USTs on-site.
- Stated that co-workers had told him of a landfill NEXT to Steel Street entrance to facility. Used oil, solvents & similar liquids placed in landfill.
- NOT familiar w/ Oil sump/tank or UST @ BLDG F. Was a warehouse while he was at the site.
- Worked @ facility - 1974 to 1976.
- No recollection a gas station.

GERAGHTY & MILLER, INC.
Environmental Services

TELEPHONE CONVERSATION RECORD

DATE: 10/29/94 TIME: 10^{30} PROJECT: C00370.001

FROM: Bruce Bush TO: Tom DiBernardo

COMPANY: G+M COMPANY: GSA

TELE NO: _____ TELE NO: _____

RE: 3800 York St.

Notes from telephone conversation:

- At site in 1973.
- Aware of ACM, PCBs, lead & some chemicals on-site.
- M aware of location of any USTs except @ BLDG 8.
- Suggested stagnant water in swamp coolers - bacterial
- Dead pigeons & pigeon droppings - bacterial contamination
- Stated that it was common knowledge to co-workers @ the site that the soil surrounding BLDG 8 - motor pool - was contaminated
- Confirmed information gained @ site inspection as constituent of US collection of the facility.

GERAGHTY & MILLER, INC.
Environmental Services

~~TELEPHONE~~ CONVERSATION RECORD

DATE: 10-17 and 18, 1994 TIME: _____ PROJECT: C00372.001

FROM: Bruce Bush TO: Doug Sutherland

COMPANY: G & M COMPANY: GSA

TELE NO: _____ TELE NO: _____

RE: 3800 York St. Facility

Notes from on-site conversations w/ Doug S.

- Building vacant and not currently used except police SWAT training
- Gang activity & homeless @ site in past
- Water pipe breaks in BLDG 2 - flooded portions of BLDG 2.
- Knowledgable of ACM's, PCB's, CBP throughout the facility
  - Transformers
  - Pumps
  - Pipeline
  - Attic, main floor & basement tunnels
- Explained past use of coal, fuel & gas for boilers.
- Periodically does on-site maintenance @ facility.

APPENDIX D
Fifty-Year Ownership Chain Report

INDEPENDENT TITLE SERVICES, INC.
842 E. 18th Avenue
Denver, Colorado 80218
(303) 860-0755
(303) 860-1822 (fax)

FIFTY YEAR OWNERSHIP CHAIN REPORT

Prepared for: **Geraghty & Miller, Inc.**
Ordered by: **Bruce Bush**
Project #: **C00370-001**

ITS #: **GMI-2005**
Date: **10/24/94**

SUBJECT PROPERTY:

LEGAL DESCRIPTION:

That part of the SE1/4 of Section 23 and the SW1/4 of Section 24, Township 3 South, Range 68 West of the 6th P.M. more particularly described on Exhibits A and B.
City and County of Denver,
State of Colorado.

STREET ADDRESS:

3800 York Street
Denver, Colorado

OWNER/OCCUPANT

RECORD TITLE OWNER:

Parcel A: United States of America
Parcel B: School District No. 1

CURRENT OCCUPANT

NA

This report has been prepared for the sole use and benefit of **Geraghty & Miller, Inc.** and reflects the ownership of the subject property as could best be determined from the available sources. The information within this report was obtained from the following indicated sources.

x	County Assessor:	City and County of Denver
___	County Treasurer:	_____
x	County Clerk and Recorder:	City and County of Denver
___	Sanborn Maps:	_____
___	Street Directories:	_____
___	Zoning Office:	_____
___	Other:	_____

Records searched through October 1, 1994

Further, this report has been prepared based upon instruments which have not been submitted for legal validity and the information provided shall not be interpreted as being a title opinion, nor a guaranty of title. **Independent Title Services, Inc.** makes no warranty of fitness for a particular purpose and shall be held harmless from any and all claims that may arise as a result of the information provided. Any liability on the part of **Independent Title Services, Inc.** is limited to the cost of preparation of this document.

INDEPENDENT TITLE SERVICES, INC.

DEED CONVEYANCES:

Warranty Deed (2058-413):

Grantor:	Mary M. Clark
Grantee:	The F. A. Clark Realty Company, a Colorado corporation
Dated:	02/11/1909
Recorded:	02/17/1909
Conveys:	South 1/2 of the SW1/4 of Section 24, Township 3 South, Range 67 West

Treasurer's Deed (4978-118):

Grantor:	City and County of Denver, Treasurer
Grantee:	City and County of Denver, a municipal corporation
Dated:	08/13/36
Recorded:	08/13/36
Conveys:	Same as above

Warranty Deed (5641-200):

Grantor:	City and County of Denver, a municipal corporation
Grantee:	United States of America
Dated:	09/16/42
Recorded:	11/23/42
Conveys:	All that portion of Sections 23 and 24 lying South of the Chicago, Burlington and Quincy Railroad Right-of-Way, West of Steele Street and East of York Street

Quit Claim Deed (1416-48):

Grantor:	United States of America, acting by the Secretary of Health, Education and Welfare
Grantee:	City and County of Denver, a municipal corporation
Dated:	04/06/77
Recorded:	04/06/77
Conveys:	See Exhibit A

Quit Claim Deed (1417-62):

Grantor:	United States of America, acting by the Secretary of Health, Education and Welfare
Grantee:	School District No. 1, a Colorado corporation
Dated:	04/06/77
Recorded:	04/07/77
Conveys:	See Exhibit B

Quit Claim Deed (91-0091326):

Grantor:	City and County of Denver, a municipal corporation
Grantee:	United States of America
Dated:	none
Recorded:	09/20/91
Conveys:	See Exhibit A

Exhibit A

Part of the SE 1/4 of Section 23 and the SW 1/4 of Section 24, T. 3 S., R. 68 W. of the 6th P.M., County of Denver, State of Colorado, more particularly described as follows:

Commencing at the northwest corner of Lot 1, Block 1, Chapman and Moffat's Addition to the City of Denver;
thence N. 00°07'00" W. along the east line of York Street 431.24 feet to the true point of beginning;
thence continuing along said course N. 00°07'00" W. along the east line of York Street 229.94 feet;
thence N. 89°57'20" E., 47.94 feet;
thence S. 00°07'00" E., 50.00 feet;
thence N. 89°56'24" E., 2,626.26 feet to the west line of Steele Street;
thence S. 00°03'42" E. along the west line of Steele Street 419.96 feet;
thence S. 89°56'27" W. 471 feet;
thence N. 00°03'42" W., 127.60 feet;
thence S. 89°57'25" W., 1,977.22 feet;
thence N. 00°05'55" W., 111.75 feet;
thence S. 89°57'50" W., 225.73 feet to the true point of beginning.

Containing 18.786 acres.

IMPROVEMENTS:

The buildings situated thereon, including related installed personal property, are as follows:

Building Number	Description
2	Office, concrete floor, brick walls; Size: 180' x 1,440'.
3-3A	Addition to No. 2; Size: 90' x 217'.
4	Boilerhouse, cement floor, brick walls; Size: 47' x 82' and 26' x 36.5'.
8	Motor Pool-Shop, cement floor, brick walls; Size: 63' x 144' and 26' x 36.5'.
9	Gas Station, cement floor, brick walls; Size: 11' x 15.5'.
T-11	Frame Building, cement floor; Size: 20' x 32'.

078204

Exhibit B

Part of the SE 1/4 of Section 23 and SW 1/4 of Section 24, T. 3S., R. 68 W. of the 6th P.M., County of Denver, State of Colorado, more particularly described as follows:

Beginning at the northwest corner of Lot 1, Block 1, Cheesman and Moffat's Addition to the City of Denver;
thence N. 00°07'00" W. along the east line of York Street 431.24 feet;
thence N. 89°57'50" E., 225.73 feet;
thence S. 00°05'55" E., 111.75 feet;
thence N. 89°57'25" E., 1,977.22 feet;
thence S. 00°03'42" E., 127.60 feet;
thence N. 89°56'27" E., 471 feet to the west line of Steele Street;
thence S. 00°03'42" E. along the west line of Steele Street 191.25 feet to the northeast corner of Charlotte McKee's Addition to Denver;
thence S. 89°56'27" W., 2,673.61 feet to the point of beginning.

Containing 18.786 acres.

IMPROVEMENTS:

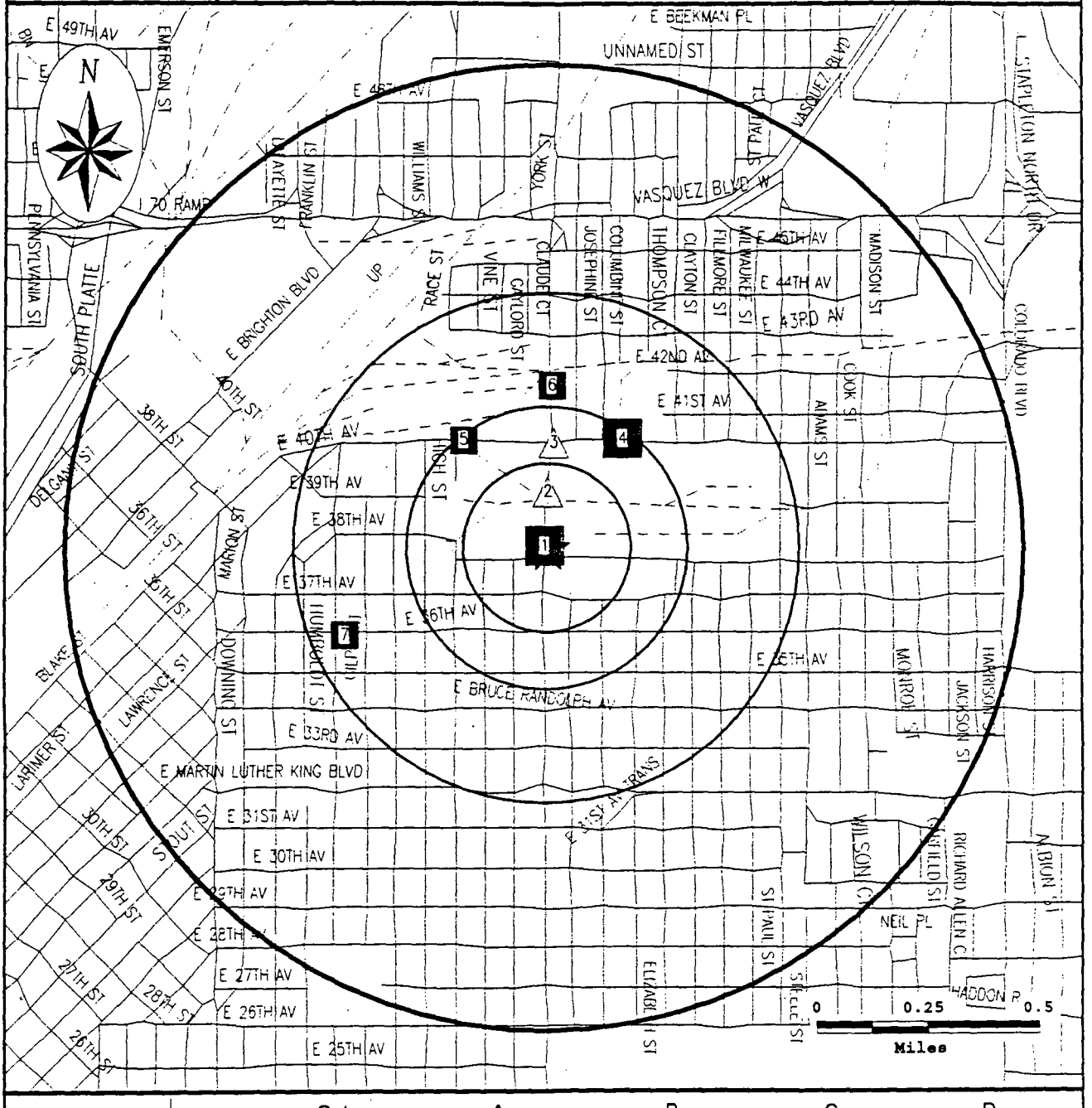
The buildings situated thereon, including related installed personal property, are as follows:

Building Number	Description
1	Office, concrete floor, brick walls; Size: 180' x 1,440'.
5	Administrative Bldg., cement floor, brick walls; Size: 146' x 37'; 180' x 66'.
6	Office, cement floor, brick walls; Size: 35' x 23' and 15' x 20'
7	Office, cement floor, brick walls; Size: 70' x 26' and 38' x 33'.
10	Office - Shop, cement floor, frame; Size: 30' x 100'.
11	Office, cement floor, brick walls; Size: 102' x 67.5' and 42' x 28'.
12	Office, cement floor, brick walls; Size: 162' x 42' and 66' x 82'.
T-3	Storage Shed, cement floor, frame; Size: 20' x 42'.
T-4	Storage Shed, cement floor, metal walls; Size: 15' x 35'.
T-5	Equipment Shed, cement floor, frame; Size: 32'6" x 75'.
T-6	Shop, cement floor; Size: 20' x 54'.
T-8	Shop, cement floor; Size: 20' x 106'.
T-10	Shop, cement floor, metal walls; Size: 27' x 50' and 16' x 12'.

APPENDIX E
Environmental Database Research Results

SITE ASSESSMENT REPORT

Map of Risk Sites within One Mile



Subject Site	Category:	A	B	C	D
★	Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
	Single Sites	◆	■	△	○
	Multiple Sites	◆	■	△	○
		NPL, SPL, SCL, TSD	CERCLIS, LUST, SWLF	UST	ERNS, GENERATORS

Roads
Highways
Railroads
Rivers or Water Bodies
Utilities

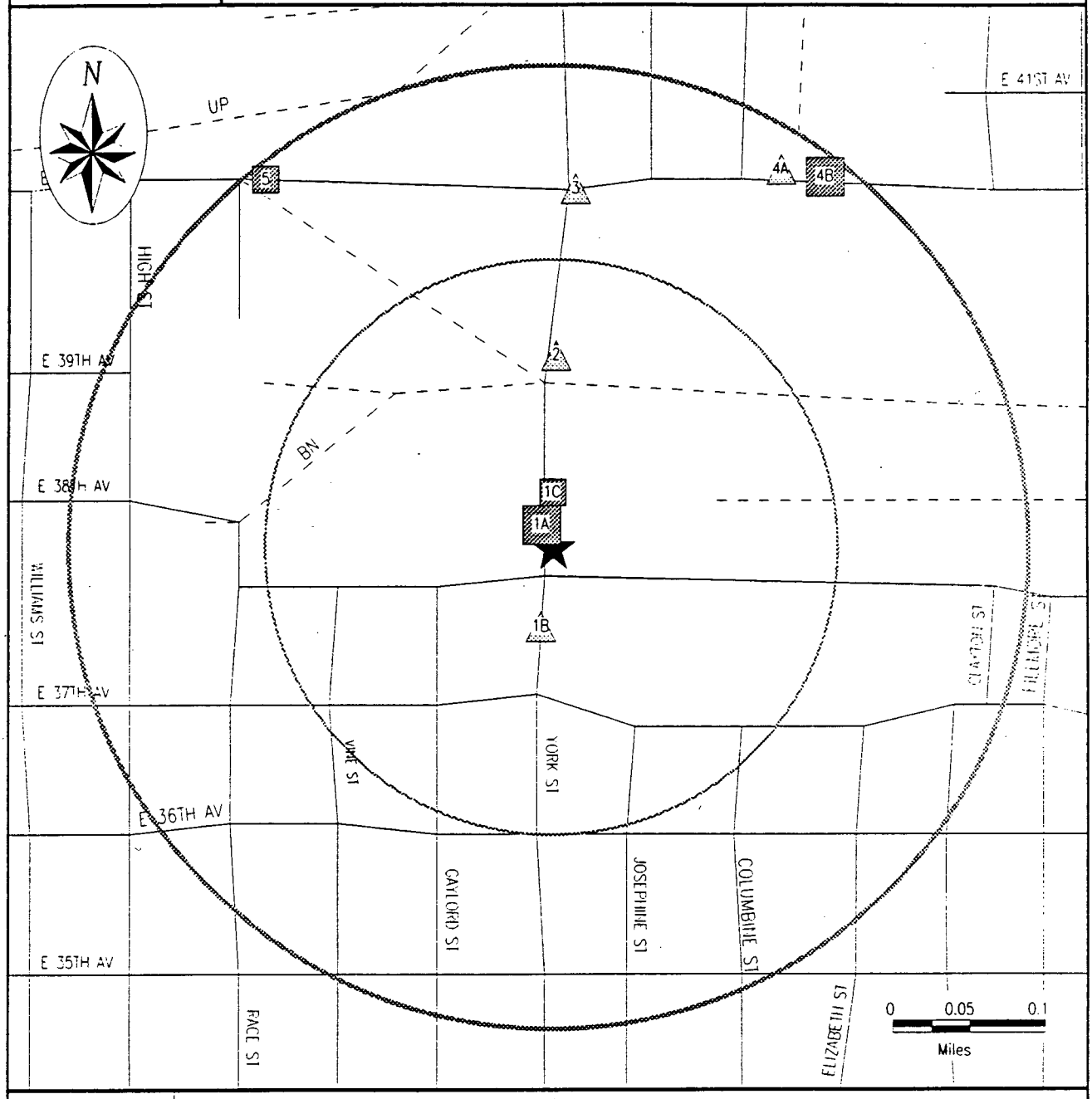
For More Information Call VISTA Environmental Information at **1 - 800 - 767 - 0403**

Report ID: **057468-001**

Date of Report: **October 21, 1994**

SITE ASSESSMENT REPORT

Map of Risk Sites within Quarter Mile

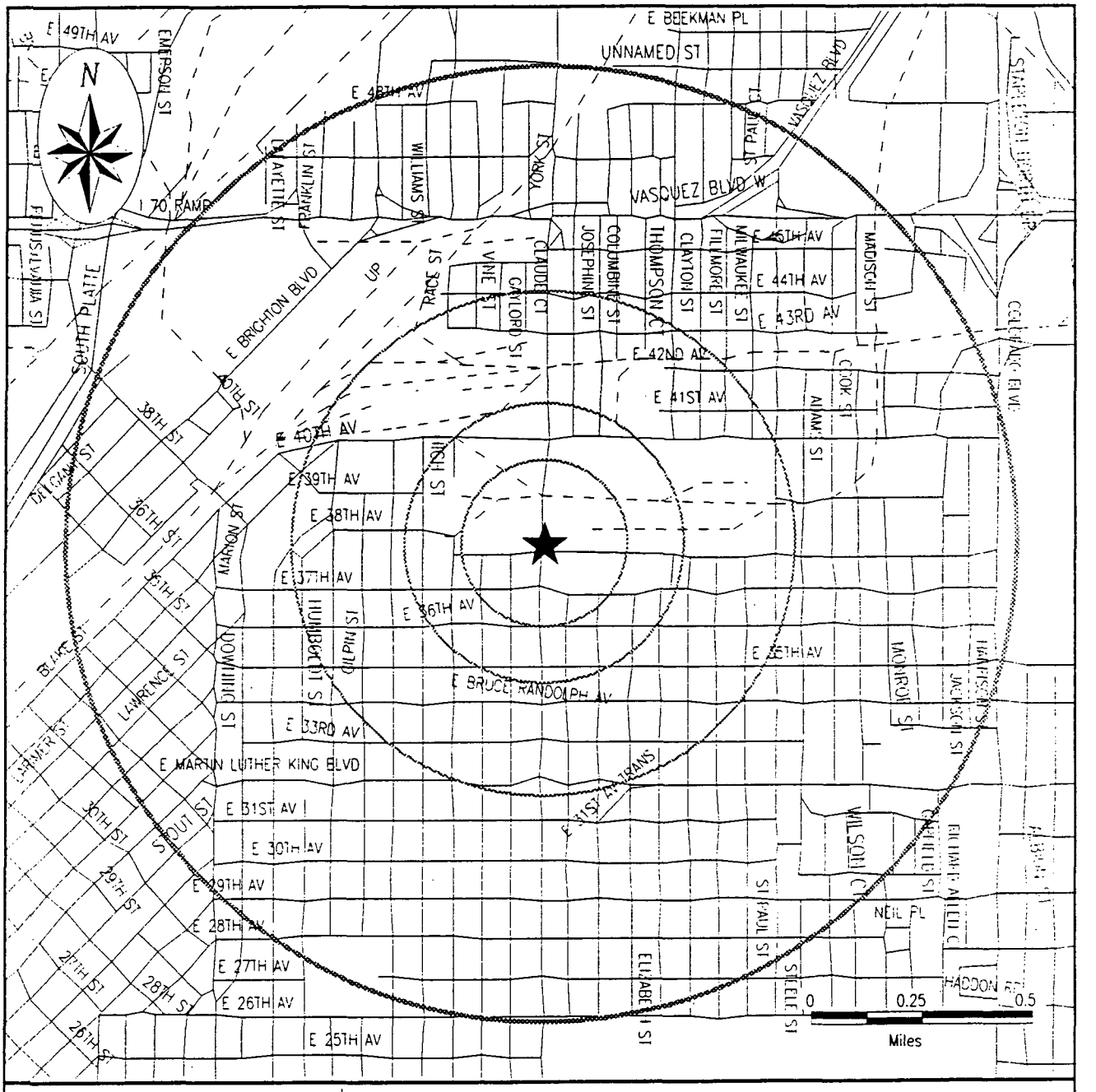


Subject Site	Category:	A	B	C	D
★	Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
	Single Sites	◆	▨	△	○
	Multiple Sites	◆	▨	△	○
		NPL, SPL, SCL, TSD	CERCLIS, LUST, SWLF	UST	ERNS, GENERATORS

Roads
Highways
Railroads
Rivers or Water Bodies
Utilities

SITE ASSESSMENT REPORT

Street Map



SITE ASSESSMENT REPORT

RISK INVENTORY

MAP ID	RISK AT SITE AND THE ADJACENT AREA (within 1/8 mile)	A				B			C		D			NOTES
		NPL	SPL	SCL	TSD	CERCLIS	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN	VISTA ID
1A	DENVER PUBLIC SCHOOLS (YORK ST CTR) BLDG 1 SECT A 3800 YORK ST DENVER, CO 80205												X	119027
1A	DENVER COCA-COLA BOTTLING CO 3825 YORK ST DENVER, CO 80205						X		X					4917564
1A	COCA-COLA BOTTLING CO. 3825 YORK ST. DENVER, CO 80205					X								92184
1B	RODINES SERVICE GARAGE 3758 YORK STREET DENVER, CO 80205								X					807681
1C	CITY AND COUNTY OF DENVER BERKELEY PARK DENVER, CO 80205						X		X					550936
2	ANDREW KELLY 3900 YORK STREET DENVER, CO 80205								X					3433786

MAP ID	RISK AT SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	A				B			C		D			NOTES
		NPL	SPL	SCL	TSD	CERCLIS	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN	VISTA ID
3	RAYMOND F. VISINTIN 2300 E. 40TH AVENUE DENVER, CO 80205								X					807653
4A	ATT NNCC-WEST 2535 E 40TH AVENUE DENVER, CO 80205								X					4076040
4B	WESTERN ELEC 2551 E 40TH AVE. DENVER, CO 80205					X								31711
4B	AT T INFORMATION SYSTEMS 2551 E. 40TH AVENUE DENVER, CO 80205								X					3432793
5	IDEAL TRUCK LINES INC 2000 E 40TH AVE DENVER, CO 80205						X		X					807460

MAP ID	RISK AT SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	A				B			C		D			NOTES
		NPL	SPL	SCL	TSD	CERCLIS	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN	VISTA ID
6	EXIDE CORP CLEANUP SPILL 4120 YORK STREET DENVER, CO 80216					X							•	3909882
7	NATIONWIDE INC. 1620 EAST 36TH AVE. DENVER, CO 80205						X							4553932

MAP ID	RISK AT SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	A				B			C		D			NOTES
		NPL	SPL	SCL	TSD	CERCLIS	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN	VISTA ID
No Records Found														

SITE ASSESSMENT REPORT

RISKS DETAILS

RISK AT SITE AND THE ADJACENT AREA (within 1/8 mile)			
Property Address with VISTA Verified\Enhanced City and Zip:	**DENVER PUBLIC SCHOOLS (YORK ST BLDG 1 SECT A 3800 YORK ST DENVER, CO 80205**	**Map ID#:** **VISTA ID#:** **Distance/Direction:**	**1A** **119027** **N/A**
DETAILS REGARDING:	**RCRA-SmGen / SRC# 1832**	EPA ID	COD981552193
Agency Address:	SAME AS ABOVE		
Generator Class:	GENERATORS WHO GENERATE 100 KG./MONTH BUT LESS THAN 1000 KG./MONTH OF NON-ACUTELY HAZARDOUS WASTE		
Generator Requirements Violation:	NO		
Violation of Corrective Action Scheduled:	NO		
Land Requirements Violation:	NO		

Property Address with VISTA Verified\Enhanced City and Zip:	**DENVER COCA-COLA BOTTLING CO 3825 YORK ST DENVER, CO 80205**	**Map ID#:** **VISTA ID#:** **Distance/Direction:**	**1A** **4917564** **N/A**
DETAILS REGARDING:	**LUST / SRC# 1808**	EPA/Agency ID	N/A
Agency Address:	DENVER COCA-COLA BOTTLING CO 3825 YORK ST DENVER, CO		
Tank Status:	NOT AVAILABLE		
Discovery Date:	AUGUST 30, 1991		
Media Affected:	NOT AVAILABLE		
Substance:	NOT REPORTED		
Quantity (Units):	NOT REPORTED		
Leak Cause:	REPORTED AS "UNAVAILABLE" BY AGENCY		
Leak Source:	NOT REPORTED		
Remedial Action:	NOT AVAILABLE		
Remedial Status 1:	CASE CLOSED/CLEANUP COMPLETE		
Remedial Status 2:	NOT AVAILABLE		
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	2299
Agency Address:	DENVER COCA-COLA BOTTLING 3825 YORK STREET DENVER, CO 80205		
Underground Tanks:	7		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	4		

RISK AT SITE AND THE ADJACENT AREA (within 1/8 mile) CONT.			
Property Address with VISTA Verified\Enhanced City and Zip:	DENVER COCA-COLA BOTTLING CO 3825 YORK ST DENVER, CO 80205	Map ID#: VISTA ID#: Distance/Direction:	1A 4917564 N/A
DETAILS REGARDING:	UST / SRC# 1809	Agency ID	2299
Agency Address:	DENVER COCA-COLA BOTTLING 3825 YORK STREET DENVER, CO 80205		
Tank ID:	7		
Tank Contents:	GASOLINE (UNSPECIFIED)		
Tank Age:	NOT REPORTED		
Tank Size (Units):	12000 (GALLONS)		
Tank Status:	ACTIVE/IN SERVICE		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	STEEL,DOUBLE WALLED		
DETAILS REGARDING:	UST / SRC# 1809	Agency ID	2299
Agency Address:	DENVER COCA-COLA BOTTLING 3825 YORK STREET DENVER, CO 80205		
Tank ID:	6		
Tank Contents:	DIESEL		
Tank Age:	NOT REPORTED		
Tank Size (Units):	12000 (GALLONS)		
Tank Status:	ACTIVE/IN SERVICE		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	STEEL,DOUBLE WALLED		
DETAILS REGARDING:	UST / SRC# 1809	Agency ID	2299
Agency Address:	DENVER COCA-COLA BOTTLING 3825 YORK STREET DENVER, CO 80205		
Tank ID:	5		
Tank Contents:	DIESEL		
Tank Age:	NOT REPORTED		
Tank Size (Units):	12000 (GALLONS)		
Tank Status:	ACTIVE/IN SERVICE		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	STEEL,DOUBLE WALLED		
DETAILS REGARDING:	UST / SRC# 1809	Agency ID	2299
Agency Address:	DENVER COCA-COLA BOTTLING 3825 YORK STREET DENVER, CO 80205		
Tank ID:	4		
Tank Contents:	USED OIL		
Tank Age:	NOT REPORTED		
Tank Size (Units):	10000 (GALLONS)		
Tank Status:	REMOVED FROM GROUND		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	COMPOSITE		

RISK AT SITE AND THE ADJACENT AREA (within 1/8 mile) CONT.			
Property Address with VISTA Verified\Enhanced City and Zip:	**DENVER COCA-COLA BOTTLING CO** **3825 YORK ST** **DENVER, CO 80205**	**Map ID#:** **VISTA ID#:** **Distance/Direction:**	**1A** **4917564** **N/A**
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	2299
Agency Address:	DENVER COCA-COLA BOTTLING 3825 YORK STREET DENVER, CO 80205		
Tank ID:	3		
Tank Contents:	GASOLINE (UNSPECIFIED)		
Tank Age:	NOT REPORTED		
Tank Size (Units):	10000 (GALLONS)		
Tank Status:	REMOVED FROM GROUND		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	COMPOSITE		
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	2299
Agency Address:	DENVER COCA-COLA BOTTLING 3825 YORK STREET DENVER, CO 80205		
Tank ID:	2		
Tank Contents:	DIESEL		
Tank Age:	NOT REPORTED		
Tank Size (Units):	6000 (GALLONS)		
Tank Status:	REMOVED FROM GROUND		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	COMPOSITE		
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	2299
Agency Address:	DENVER COCA-COLA BOTTLING 3825 YORK STREET DENVER, CO 80205		
Tank ID:	1		
Tank Contents:	DIESEL		
Tank Age:	NOT REPORTED		
Tank Size (Units):	15000 (GALLONS)		
Tank Status:	REMOVED FROM GROUND		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	COMPOSITE		

RISK AT SITE AND THE ADJACENT AREA (within 1/8 mile) CONT.			
Property Address with VISTA Verified\Enhanced City and Zip:	**COCA-COLA BOTTLING CO.** **3825 YORK ST.** **DENVER, CO 80205**	**Map ID#:** **VISTA ID#:** **Distance/Direction:**	1A 92184 N/A
DETAILS REGARDING:	**CERCLIS / SRC# 1879**	EPA ID	COD007067614
Agency Address:	COCA COLA BOTTLING CO OF DENVER 3825 YORK DENVER, CO 80205		
NPL Status:	NOT A PROPOSED, CURRENT, OR DELETED NPL SITE		
Site Ownership:	OTHER		
Lead Agency:	NO DETERMINATION		
Site Description:	TYPE OF STORED MAT'L: ENGINE OIL.ESTIMATED QUANTITIES OF STORED WASTE: 500 GAL-IN A TANK.SITE BEGAN OPERATION ON AN UNKNOWN DATE AS A BOTTLING DELIVERY COMPANY.SITE WAS STILLACTIVE IN 12/83.CERCLA ACTION: CERCLA NOTIFICATION IN 04/81.		
DETAILS REGARDING:	**CERCLIS / SRC# 1879**	EPA ID	COD007067614
Agency Address:	COCA COLA BOTTLING CO OF DENVER 3825 YORK DENVER, CO 80205		
EventType:	DISCOVERY		
Lead Agency:	EPA FUND FINANCED		
Event Status:	NOT REPORTED		
Start Date:	NOT REPORTED		
Completion Date:	APRIL 01, 1981		
DETAILS REGARDING:	**CERCLIS / SRC# 1879**	EPA ID	COD007067614
Agency Address:	COCA COLA BOTTLING CO OF DENVER 3825 YORK DENVER, CO 80205		
EventType:	PRELIMINARY ASSESSMENT		
Lead Agency:	STATE		
Event Status:	NO FURTHER REMEDIAL ACTION PLANNED		
Start Date:	NOT REPORTED		
Completion Date:	DECEMBER 01, 1984		

Property Address with VISTA Verified\Enhanced City and Zip:	**RODINES SERVICE GARAGE** **3758 YORK STREET** **DENVER, CO 80205**	**Map ID#:** **VISTA ID#:** **Distance/Direction:**	1B 807681 N/A
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	6780
Agency Address:	SAME AS ABOVE		
Underground Tanks:	3		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	6780
Agency Address:	SAME AS ABOVE		
Tank ID:	3		
Tank Contents:	USED OIL		
Tank Age:	NOT REPORTED		
Tank Size (Units):	560 (GALLONS)		
Tank Status:	ACTIVE/IN SERVICE		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	STEEL		

RISK AT SITE AND THE ADJACENT AREA (within 1/8 mile) CONT.			
Property Address with VISTA Verified\Enhanced City and Zip:	**RODINES SERVICE GARAGE** **3758 YORK STREET** **DENVER, CO 80205**	**Map ID#:** **VISTA ID#:** **Distance/Direction:**	**1B** **807681** **N/A**
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	6780
Agency Address:	SAME AS ABOVE		
Tank ID:	2		
Tank Contents:	GASOLINE (UNSPECIFIED)		
Tank Age:	NOT REPORTED		
Tank Size (Units):	6000 (GALLONS)		
Tank Status:	ACTIVE/IN SERVICE		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	STEEL,CATHODICALLY PROT. STEEL		
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	6780
Agency Address:	SAME AS ABOVE		
Tank ID:	1		
Tank Contents:	GASOLINE (UNSPECIFIED)		
Tank Age:	NOT REPORTED		
Tank Size (Units):	6000 (GALLONS)		
Tank Status:	ACTIVE/IN SERVICE		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	STEEL,CATHODICALLY PROT. STEEL		

Property Address with VISTA Verified\Enhanced City and Zip:	**CITY AND COUNTY OF DENVER** **BERKELEY PARK** **DENVER, CO 80205**	**Map ID#:** **VISTA ID#:** **Distance/Direction:**	**1C** **550936** **N/A**
DETAILS REGARDING:	**LUST / SRC# 1808**	EPA/Agency ID	N/A
Agency Address:	CITY AND COUNTY OF DENVER BERKELEY PARK DENVER, CO		
Tank Status:	NOT AVAILABLE		
Discovery Date:	OCTOBER 11, 1991		
Media Affected:	NOT AVAILABLE		
Substance:	NOT REPORTED		
Quantity (Units):	NOT REPORTED		
Leak Cause:	REPORTED AS "UNAVAILABLE" BY AGENCY		
Leak Source:	NOT REPORTED		
Remedial Action:	NOT AVAILABLE		
Remedial Status 1:	CASE CLOSED/CLEANUP COMPLETE		
Remedial Status 2:	NOT AVAILABLE		
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	3232
Agency Address:	DENVER PUBLIC WORKS 3840 YORK STREET DENVER, CO 80205		
Underground Tanks:	8		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		

RISK AT SITE AND THE ADJACENT AREA (within 1/8 mile) CONT.			
Property Address with VISTA Verified\Enhanced City and Zip:	**CITY AND COUNTY OF DENVER BERKELEY PARK DENVER, CO 80205**	**Map ID#: VISTA ID#: Distance/Direction:**	1C 550936 N/A
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	3232
Agency Address:	DENVER PUBLIC WORKS 3840 YORK STREET DENVER, CO 80205		
Tank ID:	7		
Tank Contents:	DIESEL		
Tank Age:	NOT REPORTED		
Tank Size (Units):	20000 (GALLONS)		
Tank Status:	ACTIVE/IN SERVICE		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	STEEL		
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	3232
Agency Address:	DENVER PUBLIC WORKS 3840 YORK STREET DENVER, CO 80205		
Tank ID:	6		
Tank Contents:	DIESEL		
Tank Age:	NOT REPORTED		
Tank Size (Units):	20000 (GALLONS)		
Tank Status:	ACTIVE/IN SERVICE		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	STEEL		
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	3232
Agency Address:	DENVER PUBLIC WORKS 3840 YORK STREET DENVER, CO 80205		
Tank ID:	5		
Tank Contents:	DIESEL		
Tank Age:	NOT REPORTED		
Tank Size (Units):	20000 (GALLONS)		
Tank Status:	ACTIVE/IN SERVICE		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	STEEL		
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	3232
Agency Address:	DENVER PUBLIC WORKS 3840 YORK STREET DENVER, CO 80205		
Tank ID:	4		
Tank Contents:	DIESEL		
Tank Age:	NOT REPORTED		
Tank Size (Units):	20000 (GALLONS)		
Tank Status:	ACTIVE/IN SERVICE		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	STEEL		

RISK AT SITE AND THE ADJACENT AREA (within 1/8 mile) CONT.			
Property Address with VISTA Verified\Enhanced City and Zip:	**CITY AND COUNTY OF DENVER BERKELEY PARK DENVER, CO 80205**	**Map ID#: VISTA ID#: Distance/Direction:**	**1C 550936 N/A**
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	3232
Agency Address:	DENVER PUBLIC WORKS 3840 YORK STREET DENVER, CO 80205		
Tank ID:	2		
Tank Contents:	DIESEL		
Tank Age:	NOT REPORTED		
Tank Size (Units):	10000 (GALLONS)		
Tank Status:	TEMP OUT OF SERVICE		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	STEEL		
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	3232
Agency Address:	DENVER PUBLIC WORKS 3840 YORK STREET DENVER, CO 80205		
Tank ID:	1		
Tank Contents:	DIESEL		
Tank Age:	NOT REPORTED		
Tank Size (Units):	10000 (GALLONS)		
Tank Status:	TEMP OUT OF SERVICE		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	STEEL		

Property Address with VISTA Verified\Enhanced City and Zip:	**ANDREW KELLY 3900 YORK STREET DENVER, CO 80205**	**Map ID#: VISTA ID#: Distance/Direction:**	**2 3433786 N/A**
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	2242
Agency Address:	ANDREW KELLY 3900 YORK STREET DENVER, CO 80216		
Underground Tanks:	2		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	2		
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	2242
Agency Address:	ANDREW KELLY 3900 YORK STREET DENVER, CO 80216		
Tank ID:	2		
Tank Contents:	GASOLINE (UNSPECIFIED)		
Tank Age:	NOT REPORTED		
Tank Size (Units):	1000 (GALLONS)		
Tank Status:	REMOVED FROM GROUND		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	STEEL		

RISK AT SITE AND THE ADJACENT AREA (within 1/8 mile) CONT.			
Property Address with VISTA Verified\Enhanced City and Zip:	**ANDREW KELLY** **3900 YORK STREET** **DENVER, CO 80205**	Map ID#: VISTA ID#: Distance/Direction:	2 3433786 N/A
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	2242
Agency Address:	ANDREW KELLY 3900 YORK STREET DENVER, CO 80216		
Tank ID:	1		
Tank Contents:	GASOLINE (UNSPECIFIED)		
Tank Age:	NOT REPORTED		
Tank Size (Units):	1000 (GALLONS)		
Tank Status:	REMOVED FROM GROUND		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	STEEL		

RISK AT SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)			
Property Address with VISTA Verified\Enhanced City and Zip:	**RAYMOND F. VISINTIN** **2300 E. 40TH AVENUE** **DENVER, CO 80205**	Map ID#: VISTA ID#: Distance/Direction:	3 807653 0.17MI / N
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	149
Agency Address:	SAME AS ABOVE		
Underground Tanks:	4		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	149
Agency Address:	SAME AS ABOVE		
Tank ID:	4		
Tank Contents:	GASOLINE (UNSPECIFIED)		
Tank Age:	NOT REPORTED		
Tank Size (Units):	2000 (GALLONS)		
Tank Status:	ACTIVE/IN SERVICE		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	STEEL		
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	149
Agency Address:	SAME AS ABOVE		
Tank ID:	3		
Tank Contents:	GASOLINE (UNSPECIFIED)		
Tank Age:	NOT REPORTED		
Tank Size (Units):	4000 (GALLONS)		
Tank Status:	ACTIVE/IN SERVICE		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	STEEL		

RISK AT SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) CONT.			
Property Address with VISTA Verified\Enhanced City and Zip:	**RAYMOND F. VISINTIN** **2300 E. 40TH AVENUE** **DENVER, CO 80205**	**Map ID#:** **VISTA ID#:** **Distance/Direction:**	3 807653 0.17MI / N
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	149
Agency Address:	SAME AS ABOVE		
Tank ID:	2		
Tank Contents:	GASOLINE (UNSPECIFIED)		
Tank Age:	NOT REPORTED		
Tank Size (Units):	3000 (GALLONS)		
Tank Status:	ACTIVE/IN SERVICE		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	STEEL		
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	149
Agency Address:	SAME AS ABOVE		
Tank ID:	1		
Tank Contents:	DIESEL		
Tank Age:	NOT REPORTED		
Tank Size (Units):	3000 (GALLONS)		
Tank Status:	ACTIVE/IN SERVICE		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	STEEL		

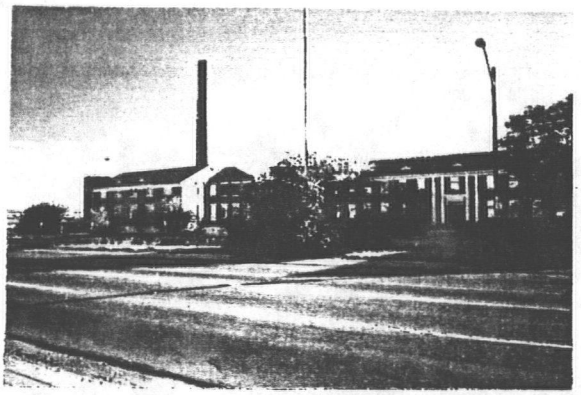
Property Address with VISTA Verified\Enhanced City and Zip:	**ATT NNCC-WEST** **2535 E 40TH AVENUE** **DENVER, CO 80205**	**Map ID#:** **VISTA ID#:** **Distance/Direction:**	4A 4076040 0.22MI / NE
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	7749
Agency Address:	SAME AS ABOVE		
Underground Tanks:	1		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	7749
Agency Address:	SAME AS ABOVE		
Tank ID:	1		
Tank Contents:	DIESEL		
Tank Age:	NOT REPORTED		
Tank Size (Units):	18000 (GALLONS)		
Tank Status:	ACTIVE/IN SERVICE		
Leak Monitoring:	NOT AVAILABLE		
Tank Piping:	NOT AVAILABLE		
Tank Material:	STEEL,DOUBLE WALLED		

RISK AT SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) CONT.			
Property Address with VISTA Verified\Enhanced City and Zip:	**WESTERN ELEC** **2551 E 40TH AVE.** **DENVER, CO 80205**	**Map ID#:** **VISTA ID#:** **Distance/Direction:**	**4B** **31711** **0.23MI / NE**
DETAILS REGARDING:	**CERCLIS / SRC# 1879**	EPA ID	COD048745194
Agency Address:	SAME AS ABOVE		
NPL Status:	NOT A PROPOSED, CURRENT, OR DELETED NPL SITE		
Site Ownership:	OTHER		
Lead Agency:	NO DETERMINATION		
Site Description:	TYPES OF STORED HAZ.MAT'LS: DRUMS OF EPOXY THINNER,ALCOHOLS,VARIOUS SPENT SOLVENTS WASTE LACQUER THINNERS. BEGAN OPE- RATION ON AN UNK.DATE AS A TELEPHONE REFURBISHING FACILITY. WAS STILL ACTIVE IN12/83.		
DETAILS REGARDING:	**CERCLIS / SRC# 1879**	EPA ID	COD048745194
Agency Address:	SAME AS ABOVE		
EventType:	DISCOVERY		
Lead Agency:	EPA FUND FINANCED		
Event Status:	NOT REPORTED		
Start Date:	NOT REPORTED		
Completion Date:	DECEMBER 01, 1979		
DETAILS REGARDING:	**CERCLIS / SRC# 1879**	EPA ID	COD048745194
Agency Address:	SAME AS ABOVE		
EventType:	PRELIMINARY ASSESSMENT		
Lead Agency:	EPA FUND FINANCED		
Event Status:	NOT REPORTED		
Start Date:	NOT REPORTED		
Completion Date:	MAY 01, 1981		
DETAILS REGARDING:	**CERCLIS / SRC# 1879**	EPA ID	COD048745194
Agency Address:	SAME AS ABOVE		
EventType:	SCREENING SITE INSPECTION		
Lead Agency:	EPA FUND FINANCED		
Event Status:	NO FURTHER REMEDIAL ACTION PLANNED		
Start Date:	NOT REPORTED		
Completion Date:	SEPTEMBER 08, 1987		

Property Address with VISTA Verified\Enhanced City and Zip:	**AT T INFORMATION SYSTEMS** **2551 E. 40TH AVENUE** **DENVER, CO 80205**	**Map ID#:** **VISTA ID#:** **Distance/Direction:**	**4B** **3432793** **0.24MI / NE**
DETAILS REGARDING:	**UST / SRC# 1809**	Agency ID	3242
Agency Address:	SAME AS ABOVE		
Underground Tanks:	4		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	1		

APPENDIX F
Site Photographs

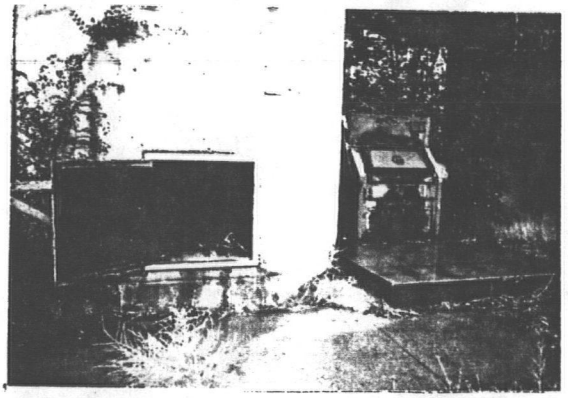
SITE PHOTOGRAPHS



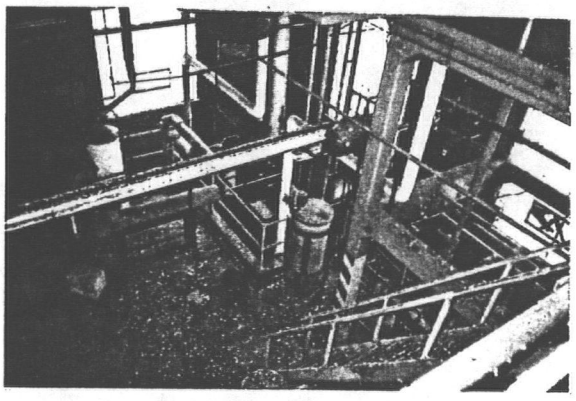
3800 York Street, Denver, Colorado
Former Air Force Finance and Accounting Center.

3800 York Street, Denver, Colorado
Former Air Force Finance and Accounting Center.

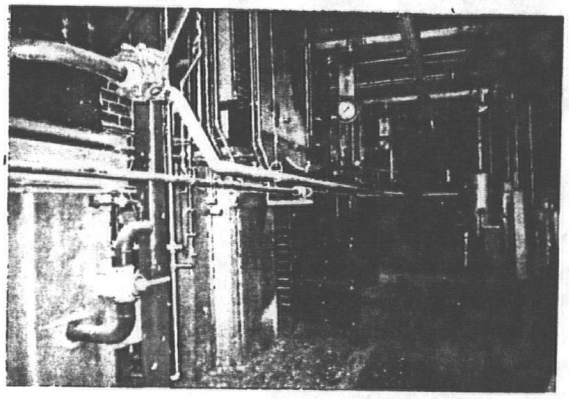
Building 4 Steam Power House.



Building 4: Chimney and incinerator of Steam Power Building

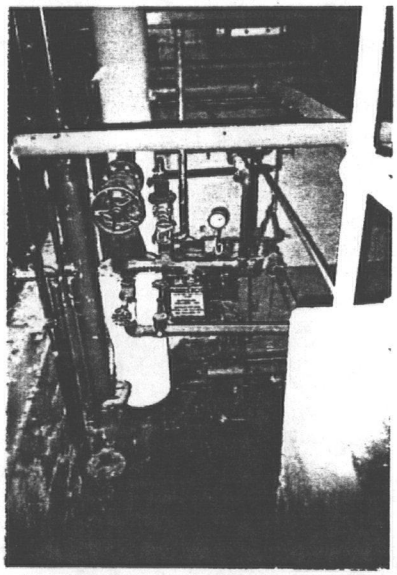


Building 4: Inside the Steam Power House.

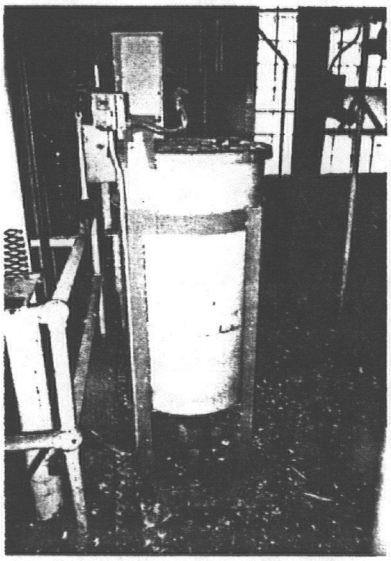


Building 4: Inside the Steam Power House.

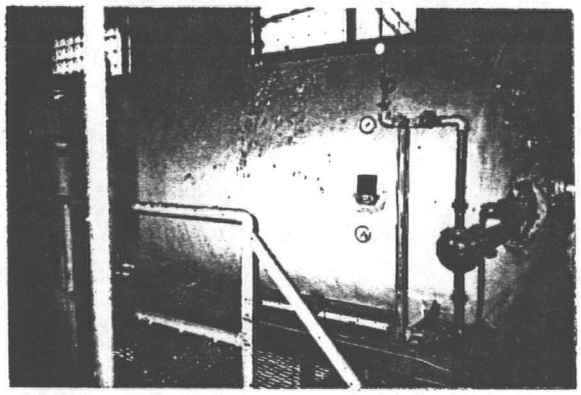
SITE PHOTOGRAPHS



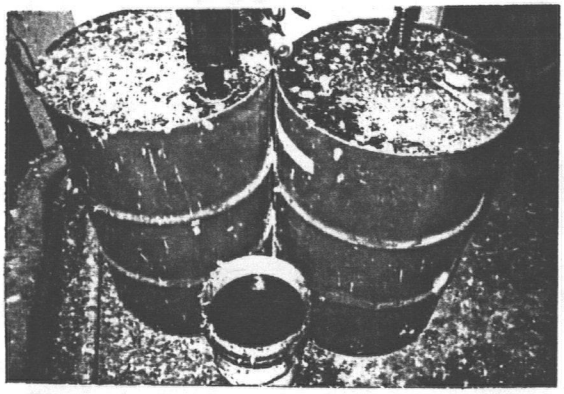
Building 4: Pipes inside the Steam Power Building which contain suspect asbestos-containing insulation.



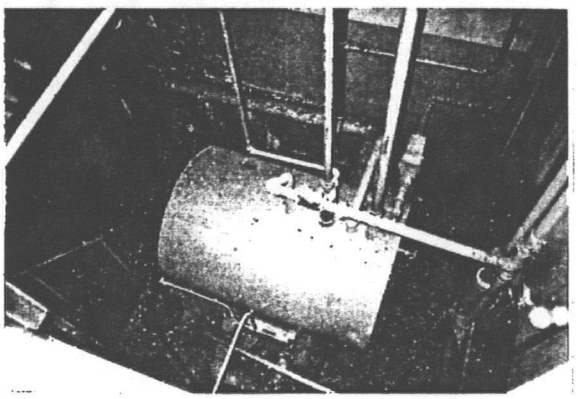
Building 4: Tank with unknown contents inside the Steam Power House.



Building 4: Pressurized Water Tank.



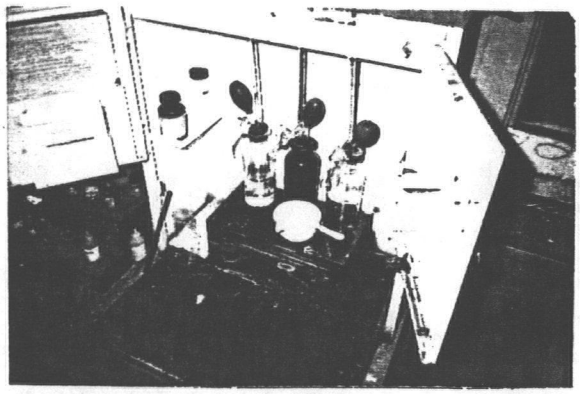
Building 4: Containers of lubricating oil inside the Steam Power House.



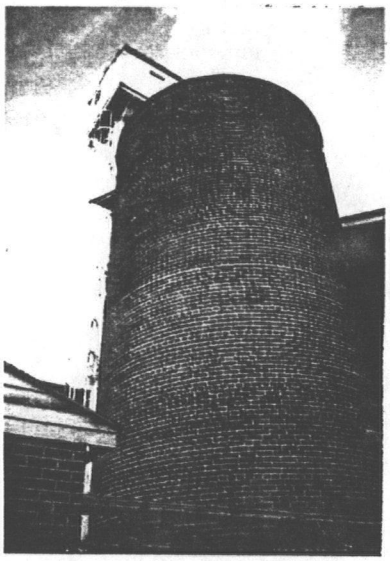
Building 4: Fuel tank inside the Steam Power House.

Building 4: Containers of water treatment chemicals inside the Steam Power House.

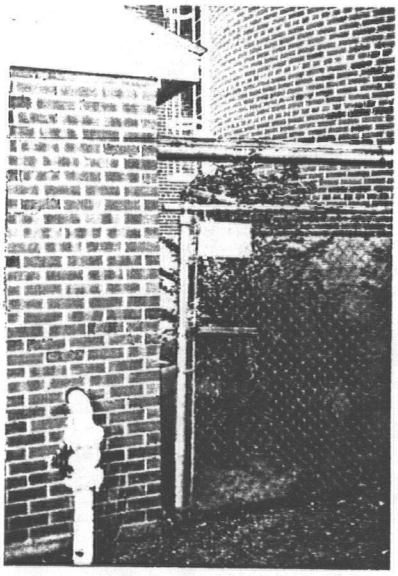
SITE PHOTOGRAPHS



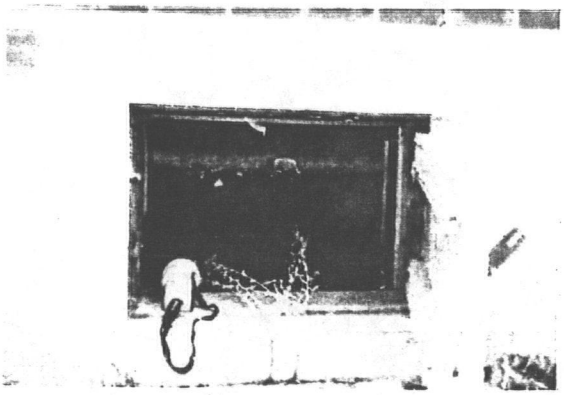
Building 4: Laboratory indicator chemicals inside the Steam Power House.



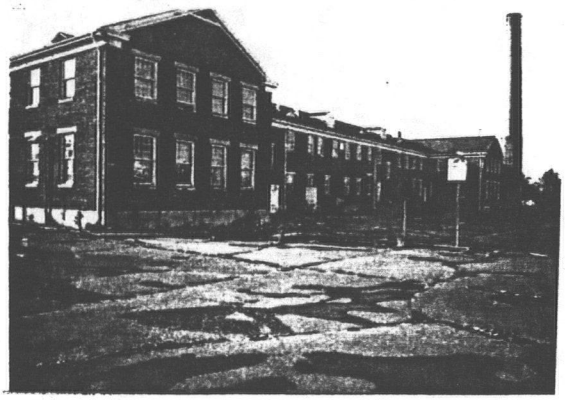
Coal Hopper at Building 4.



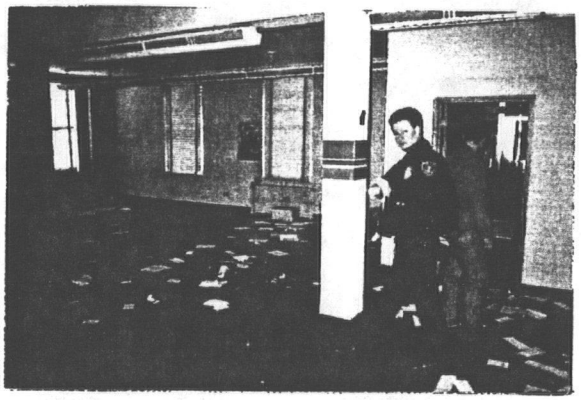
Gas Utility Building at the northwest corner of Building 4.



Administration Building: Crawl space with potential ACM on pipes.

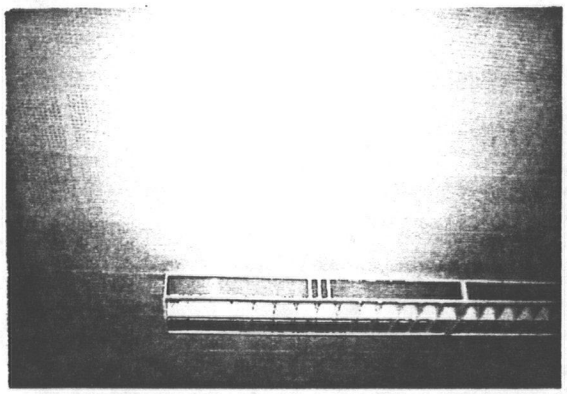


Administration Building: East wall.

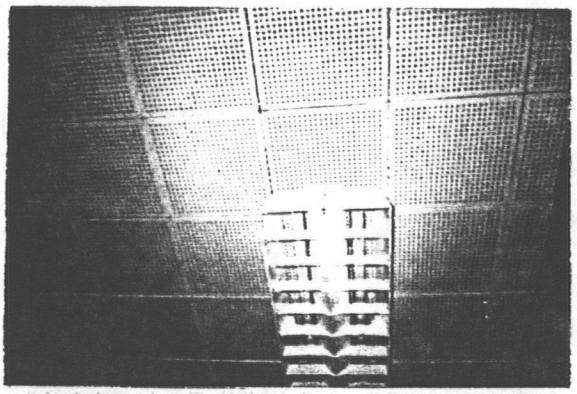


Inside Administration Building.

SITE PHOTOGRAPHS



Administration Building: First floor ceiling and light panels.

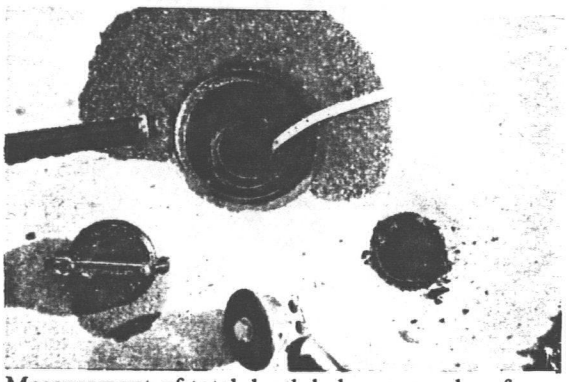


Administration Building: Second floor ceiling and light panels.

Lawn west of Building 4: location of underground storage tanks.

Vegetation in area of UST tankfarm fill ports west of Building 4.

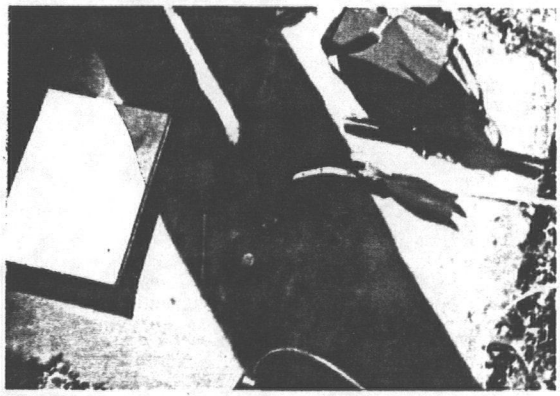
UST fill port west of Building 4.



Measurement of total depth below ground surface of UST west of Building 4.

SITE PHOTOGRAPHS

Contents of a UST in tank farm west of Building 4.

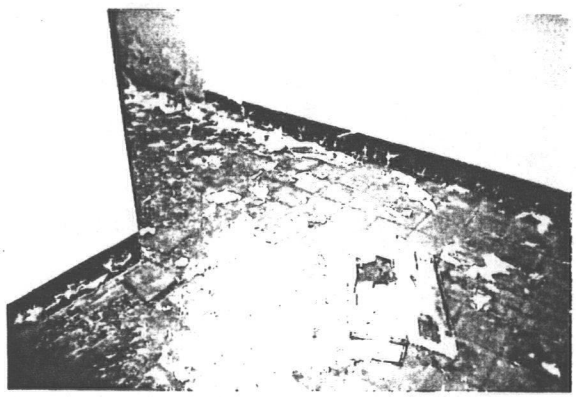


Total depth measurement of UST in tank farm west of Building 4.

Buildings 6, 7, and 12: east walls.

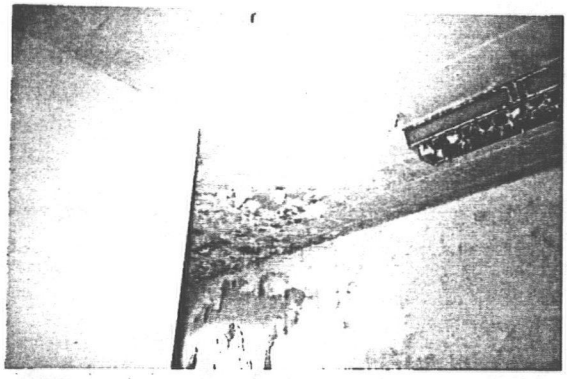
Building 11: west wall.

Building 6: Electronics equipment and batteries.

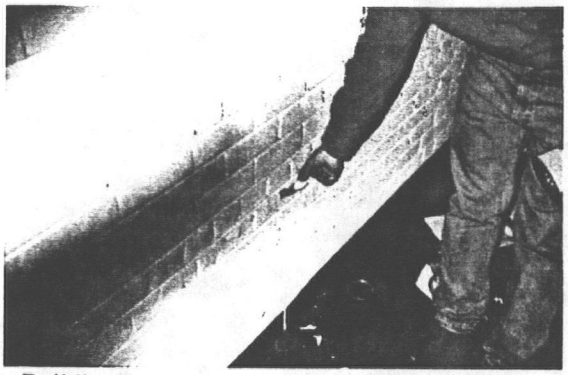


Buildings 6, 7, and 12: Peeling paint typical of potential lead-based paint.

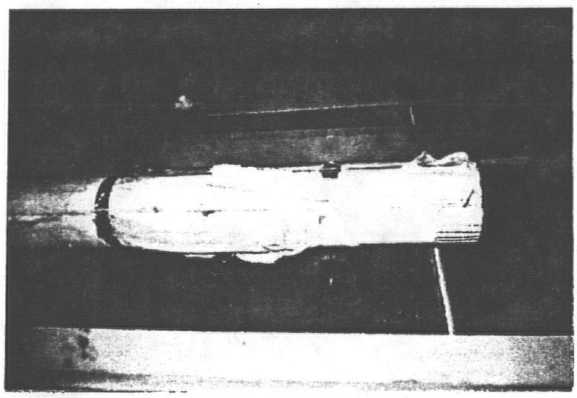
SITE PHOTOGRAPHS



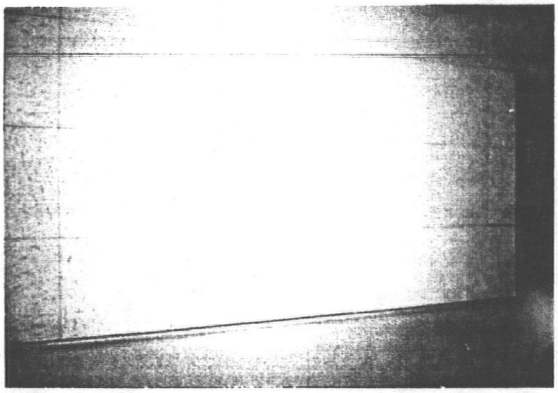
Buildings 6, 7, and 12: Peeling paint typical of potential lead-based paint.



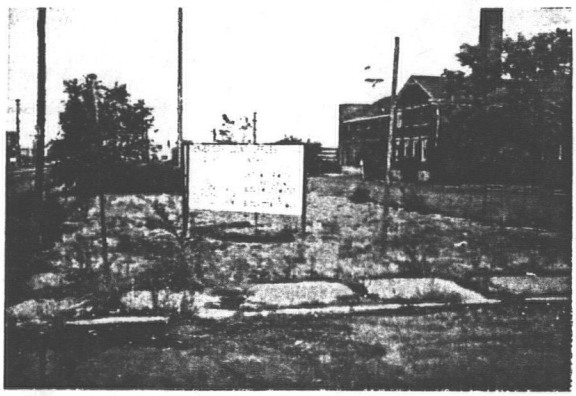
Building 6: Peeling paint typical of potential lead-based paint.



Buildings 6, 7, and 12: Pipe insulation typical of suspect asbestos-containing material.



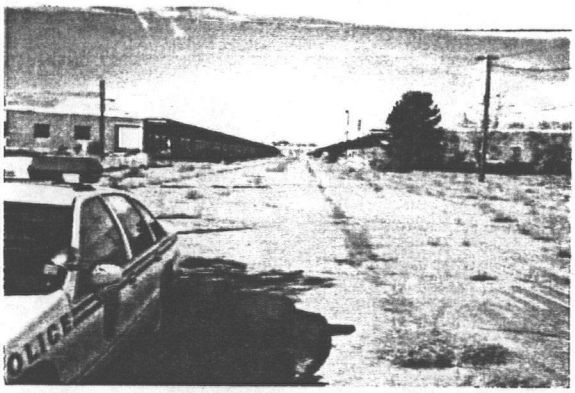
Buildings 6, 7, and 12: Wall panels typical of suspect asbestos-containing material.



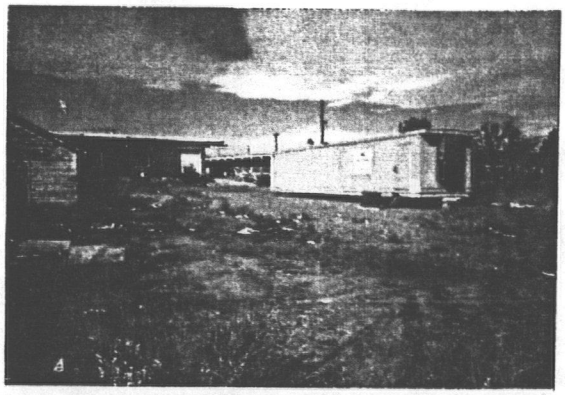
Denver City and County sign at entrance to facility from York Street.

Denver Public Schools Sign on Building 1, Unit E.

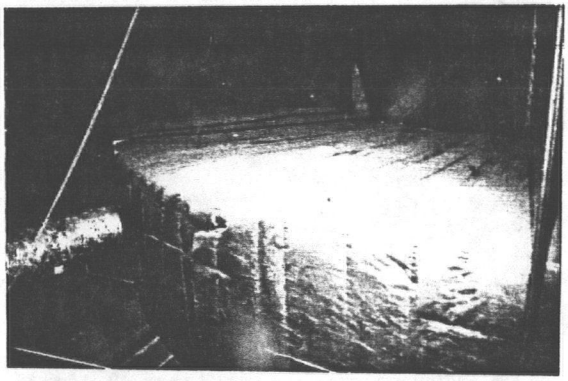
SITE PHOTOGRAPHS



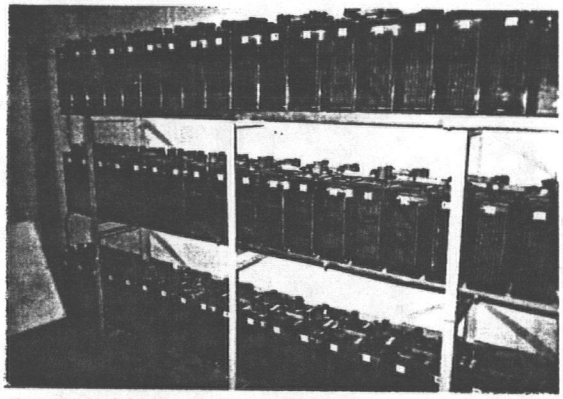
Building 1 (left) and Building 2 (right): Looking west to Administration Building between Buildings 1 and 2.



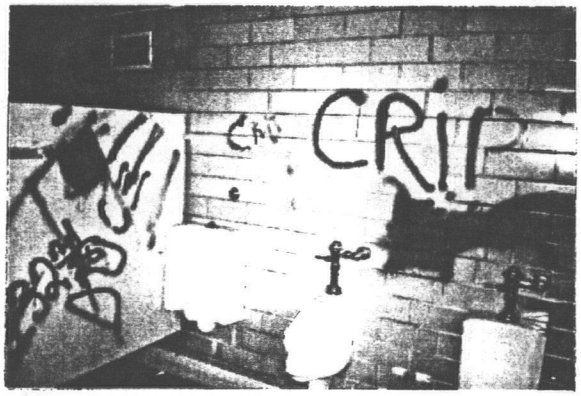
East wall of Building 1 with garage door and Denver Public School Driver Training Trailer located east of Building 1.



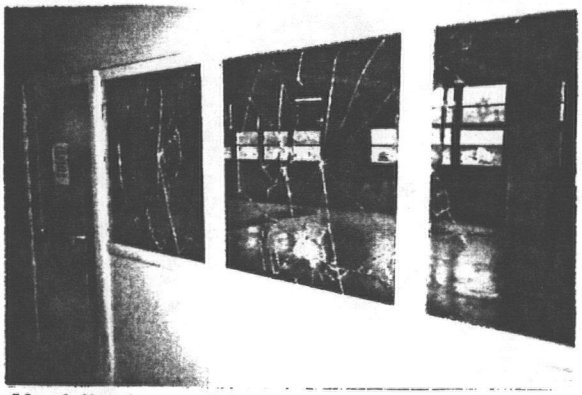
Building 1: Insulation on heating ducts in attic space.



Lead acid batteries in Building 1.



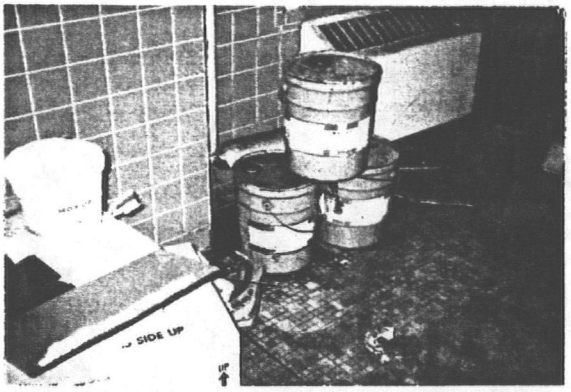
Evidence of gang activity in Building 1.



Vandalized conditions typical of rooms in Building 1.

SITE PHOTOGRAPHS

Vandalized conditions typical of halls in Building 1.

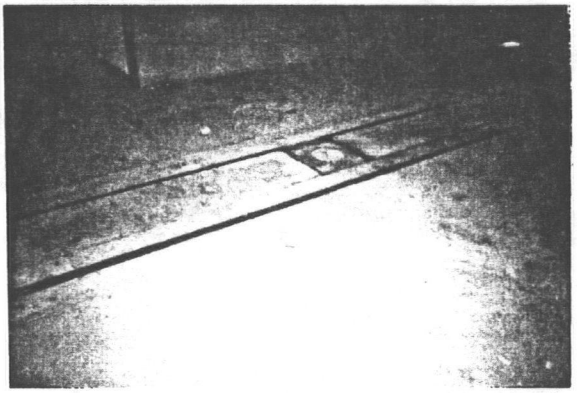


Building 1 Unit F: Containers of insecticide and floor cleaning chemicals in bathroom; note potentially asbestos-containing insulation on pipe leading to steam heat register.

Building 1 Unit F: Containers of insecticide in bathroom.

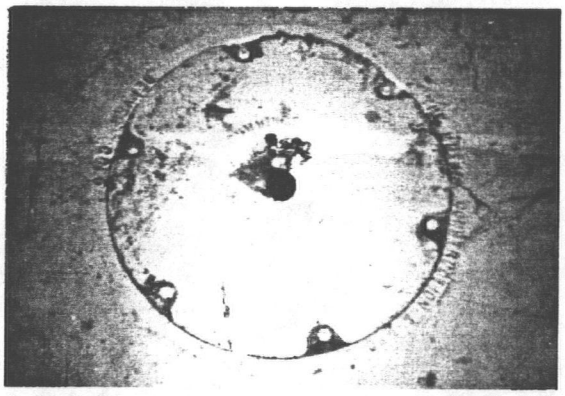
Building 1 Unit F: Containers of insecticide in bathroom.

Building 1 Unit F: Containers of insecticide, personal protective equipment, cleaner, and rodent bailers in sauna in bathroom.

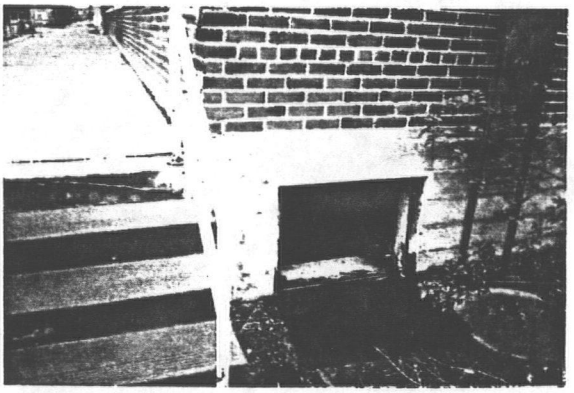


Concrete filled trench and possible oil trap in floor of Building 1 Unit F.

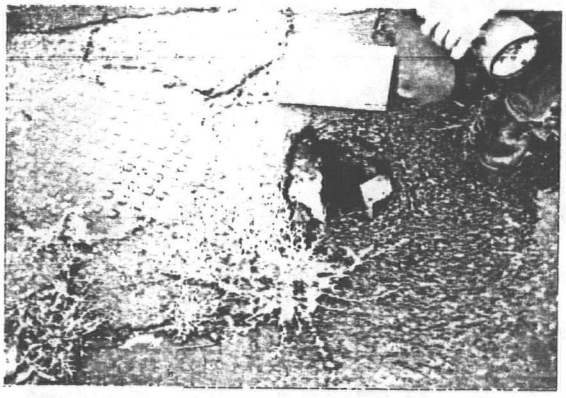
SITE PHOTOGRAPHS



Oil trap cover in concrete floor of Building 1 Unit F.



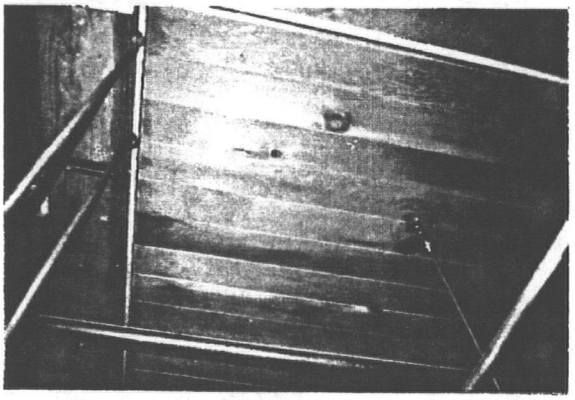
Underground (basement) tunnel at Building 1 at the east end of the building.



Hole in asphalt parking lot, south of Building 1.

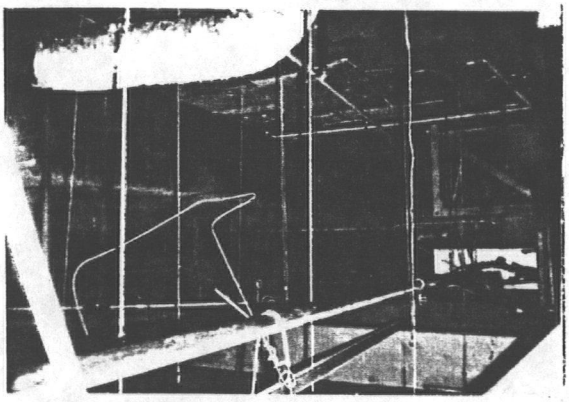
Building 2 Unit L.

Building 2 Unit H.

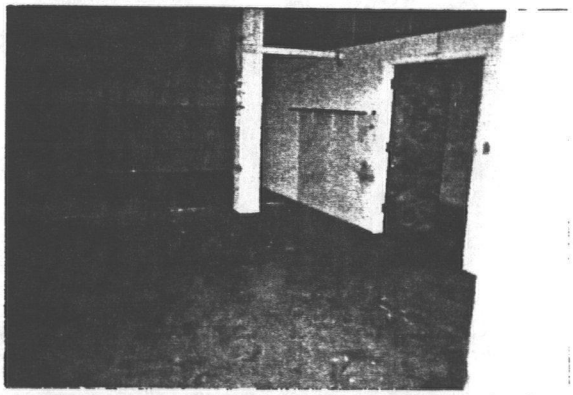


Wooden roof typical of roof in Buildings 1 and 2.

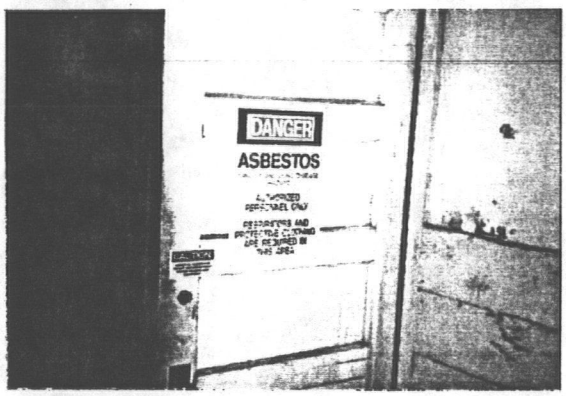
SITE PHOTOGRAPHS



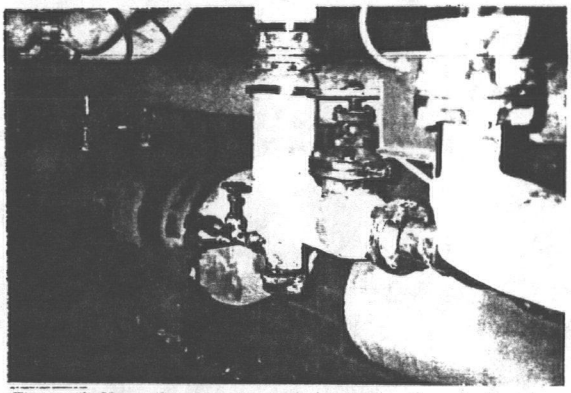
Attic space with heat ducts typical of Buildings 1 and 2.



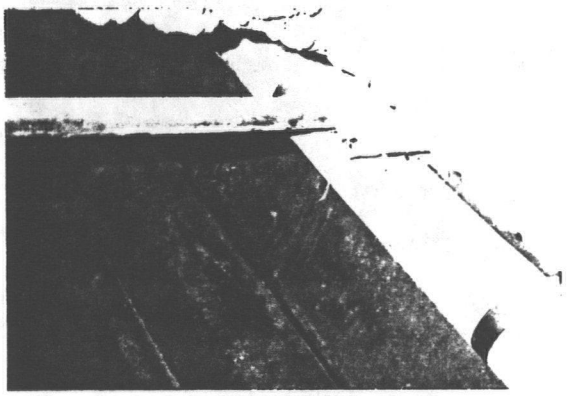
Building 2 Unit M: Potential for asbestos in 9-inch by 9-inch floor tile.



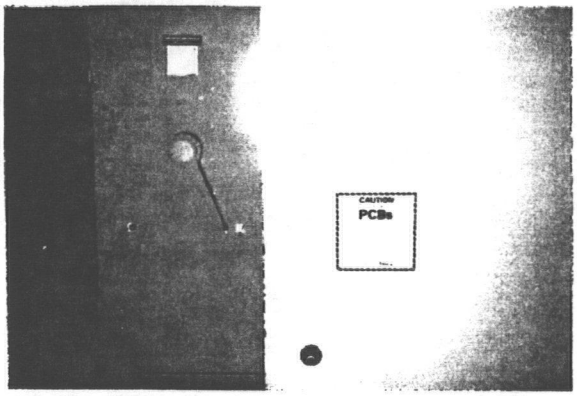
Building 2: Asbestos warning sign for insulation on pipes typical of conditions in Building 1 and Building 2.



Potentially asbestos-containing pipe insulation in Building 2.

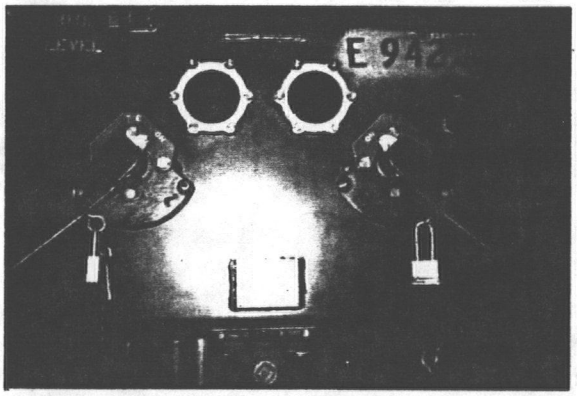


Potentially asbestos-containing friable pipe insulation in Building 2.

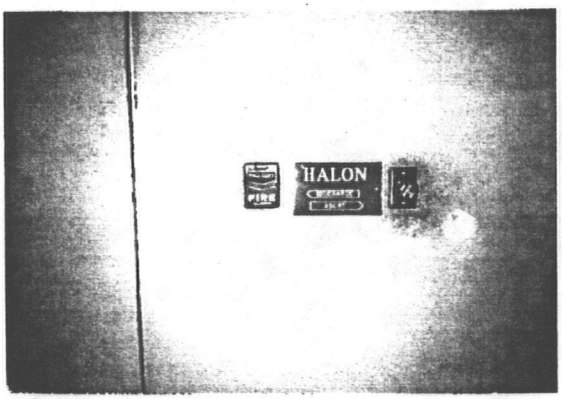


Building 2: Sign identifying PCBs in transformer.

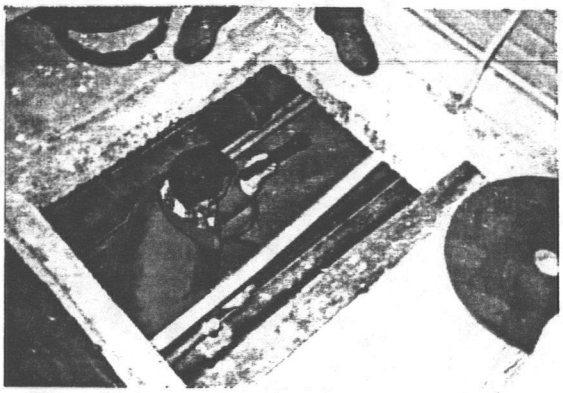
SITE PHOTOGRAPHS



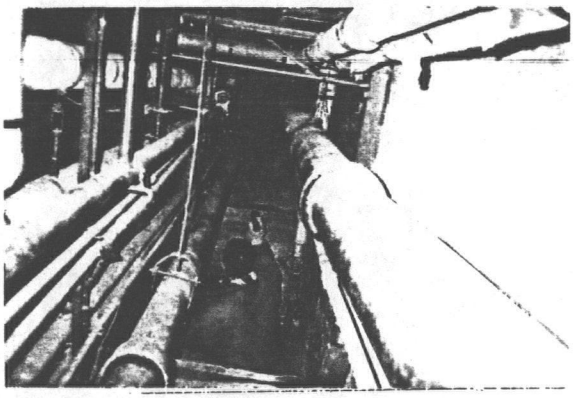
Transformer in Building 2.



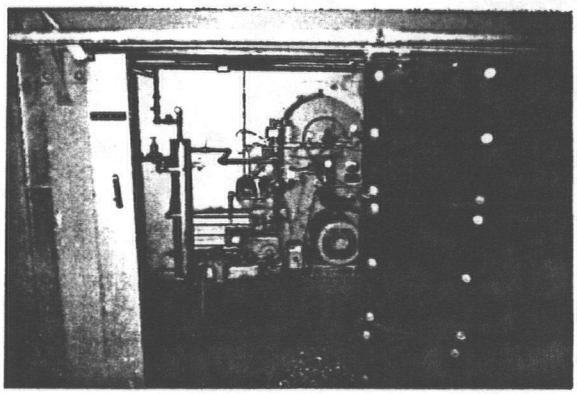
Sign identifying Halon fire extinguisher system in Building 2 computer rooms.



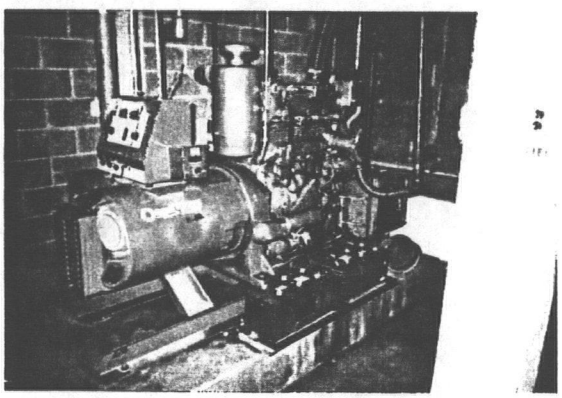
Basement tunnel and pipes in Building 2.



Basement tunnel and pipes in Building 2.

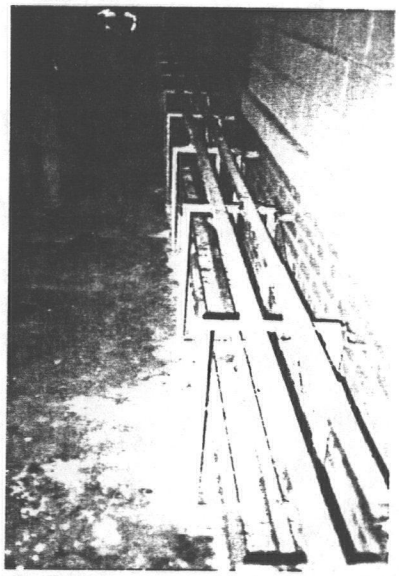


Boiler in Building 2. Note oil stain on concrete floor.

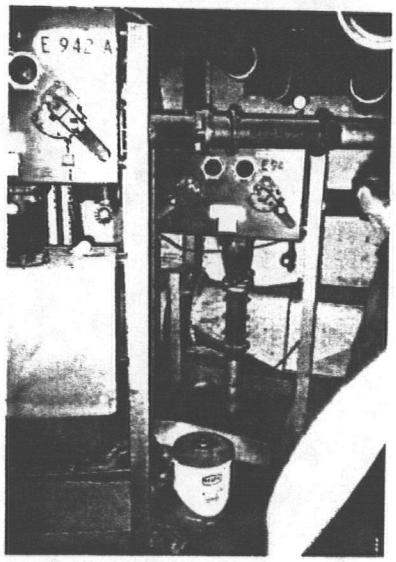


Generator and batteries in Building 2.

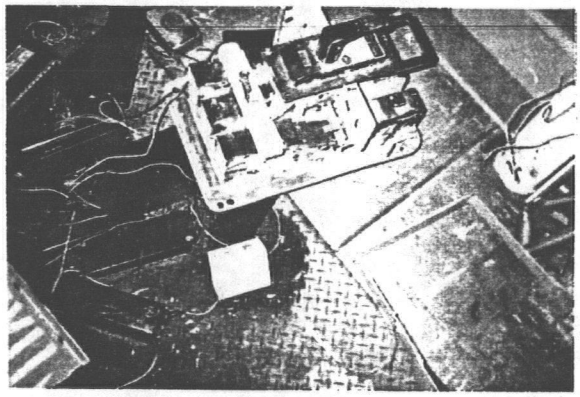
SITE PHOTOGRAPHS



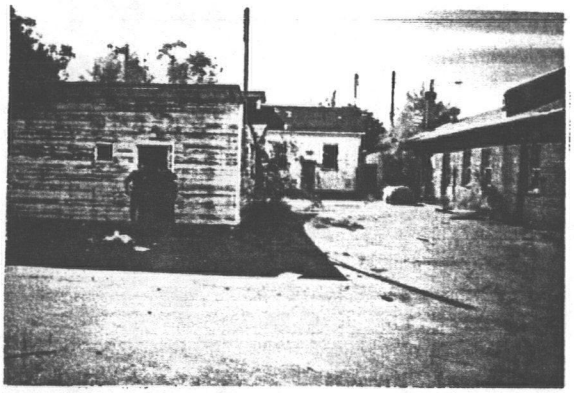
Building 2: Empty racks with battery acid stains in battery room.



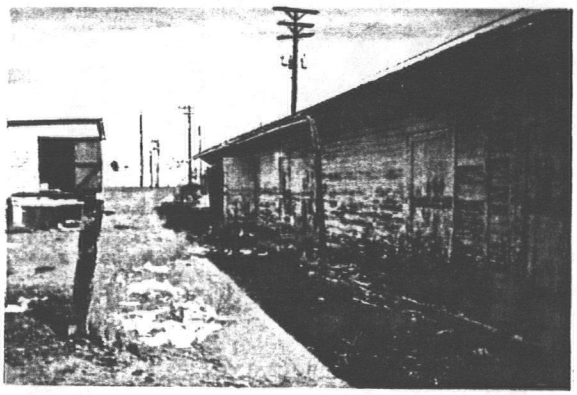
Transformer with drip pans in Building 2. Note 5-gallon container of transformer oil and oil stains on floor.



Fluorescent light ballasts in Building 2.



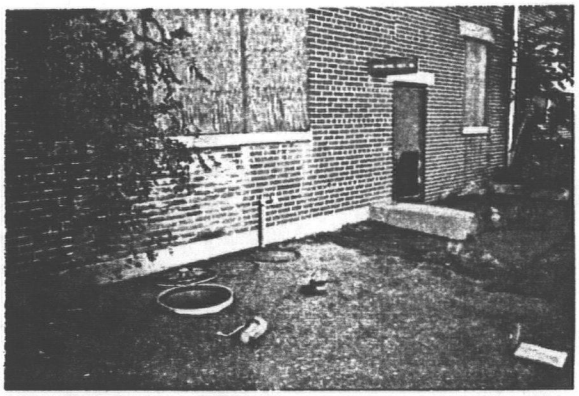
Building 10 (containing the paint shop, cement crew shop, and carpenter shop), Building T-5, and Building T-6 are east of Building 1.



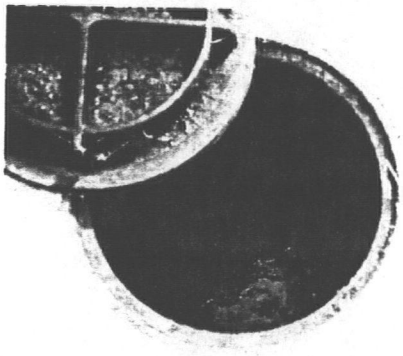
Wooden storage buildings located south of Building 1.

Wooden storage buildings located south of Building 1.

SITE PHOTOGRAPHS

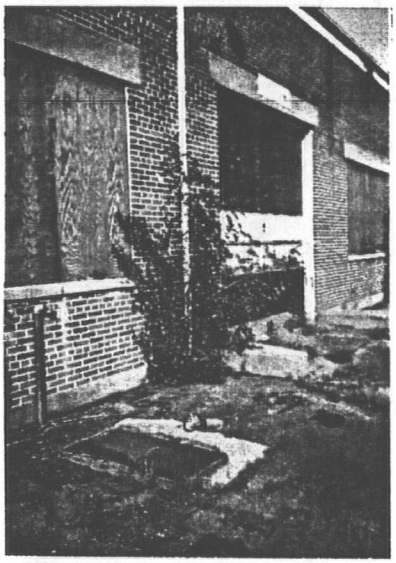


Location of possible UST on west side of Building 8 (Motor Pool building) located east of Building 2.

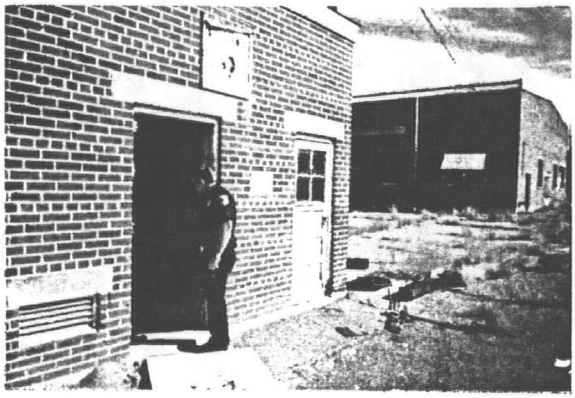


Oil trap on east side Building 8.

Possible UST or oil trap on west side of Building 8, the Motor Pool building.



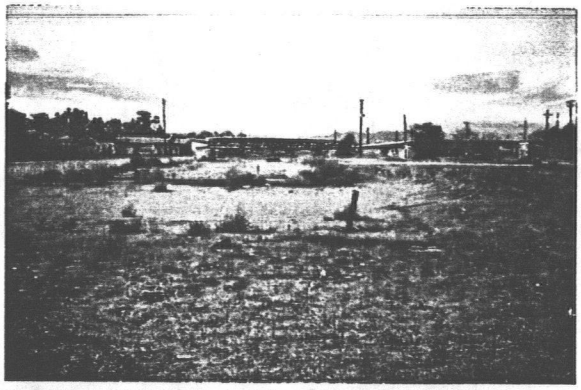
Garage door and oil trap on east side of Building 8.



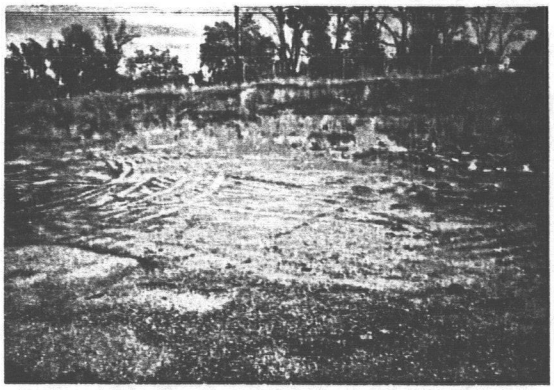
Building 9 (foreground) and Building 8 (background).

SITE PHOTOGRAPHS

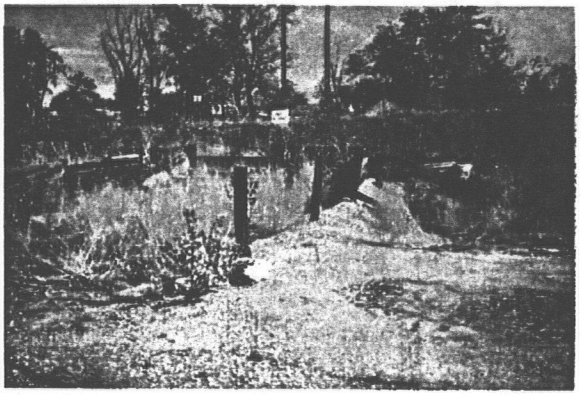
Oil trap outside east wall of Building 8.



Vacant land with possible vehicle waste ramp and drain on southeast portion of the property.



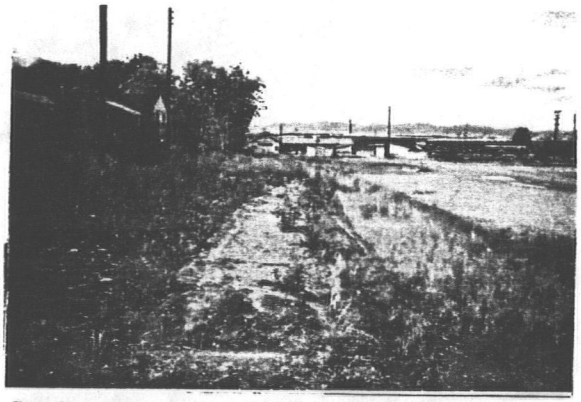
Disturbed soil at southeastern portion of the facility.



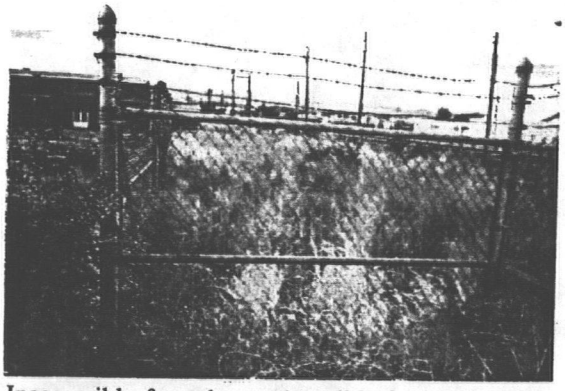
Storage bins for concrete aggregate on southeast portion of the property.

Asphalt mounds (foreground) and storage bins on southeast portion of property suggest possible former landfill.

SITE PHOTOGRAPHS



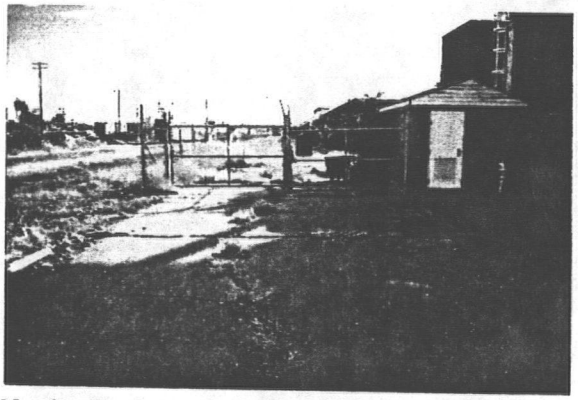
Southeast portion of the property. Note single family residences south of the property.



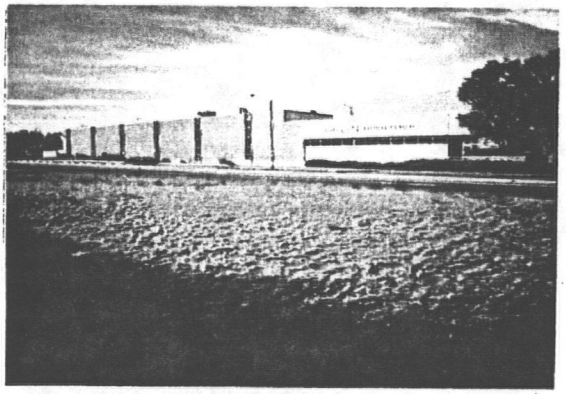
Inaccessible fenced area (possible former vehicle storage area) at northeast corner of site.

Southeast portion of the property. Note single family residences east of the property.

Southeast portion of the property. Photograph looking north along the east perimeter of the property. Note single family residences east of property and industrial building north of the property.



Northwest corner and an east-west rail track along the northern perimeter of the property.



York Street and the Denver Coca-Cola Bottling Co. building west of the site.

APPENDIX G
Colorado Wells, Applications and Permits

ERMIT D CO OWNER INFORMATION

	ACTIVITY CD	DATE	STATUS CD	DATE	WD	MD	DB	USE	1ST USED DATE	ANNUAL APROP	ACRES IRR	GEOL AQFR	WELL YIELD	WELL DEPTH	WATER LEVEL	SEC LOCAT'N COORDINATES	QTRS	SC	TOWN SHIP	RANGE	M
20156MH	1 16 DENVER CITY & COUNTY STOCK SHOW % AGUIRRE ENGR INC ENGLEWOOD, CO 80155																				
	MH	12/09/92			8		O	M				GW						23	3 S	68 W	S
19717MH	1 16 DENVER CITY & COUNTY % ET TECHNOLOGIES ENGLEWOOD, CO 80112																				
	MH	09/14/92			8		O	M				GW	41				NE	23	3 S	68 W	S
63768	1 16 CO DEPT TRANSPORTATION 2000 S HOLLY DIST 6 DENVER, CO 80222																				
	NP	02/28/92			8		O	M				GW				1280N,2530E	NWNE	23	3 S	68 W	S
19201MH	1 16 DENVER CITY & CO % ET TECH INC 6800 S DAWSON CIR # 100 ENGLEWOOD, CO 80112																				
	MH	05/29/92			8		O					GW	40				NWNE	23	3 S	68 W	S
71903	1 16 E T TECHNOLOGIES INC 6800 S DAWSON CIR #100 ENGLEWOOD, CO 80112 LOT 21 BLK 10 FLG 16 ELYRIA																				
	NP	05/10/93			8		O	M				UNC	38			1200N,2600E	NWNE	23	3 S	68 W	S
171904	1 16 E T TECHNOLOGIES INC 6800 S DAWSON CIR #100 ENGLEWOOD, CO 80112 LOT 24 BLK 10 FLG 16 ELYRIA																				
	NP	05/10/93			8		O	M				UNC	37			1251N,2590E	NWNE	23	3 S	68 W	S
71905	1 16 E T TECHNOLOGIES INC 6800 S DAWSON CIR #100 ENGLEWOOD, CO 80112 LOT 24 BLK 10 FLG 16 ELYRIA																				
	NP	05/10/93			8		O	M				UNC	40			1265N,2530E	NWNE	23	3 S	68 W	S
71906	1 16 E T TECHNOLOGIES INC 6800 S DAWSON CIR #100 ENGLEWOOD, CO 80112 LOT 24 BLK 10 FLG 16 ELYRIA																				
	NP	05/10/93			8		O	M				UNC	38			1275N,2600E	NWNE	23	3 S	68 W	S
171907	1 16 E T TECHNOLOGIES INC 6800 S DAWSON CIR #100 ENGLEWOOD, CO 80112 LOT 24 BLK 10 FLG 16 ELYRIA																				
	NP	05/10/93			8		O	M				UNC	38			1251N,2594E	NWNE	23	3 S	68 W	S
16895MH	1 16 RALSTON PURINA C/O 605 PARFET ST STE 100 LAKEWOOD, CO 80215-5518																				
	MH	10/09/90			8		O					GW	31				SENE	23	3 S	68 W	S
8975F	1 16 CO BY PRODUCTS CO 4400 BRIGHTON BLVD DENVER, CO 80216																				
					2		3		08/22/58			KA	50.00	737			SWNE	23	3 S	68 W	S
19717MH	1 16 DENVER CITY & COUNTY % ET TECHNOLOGIES ENGLEWOOD, CO 80112																				
	MH	09/14/92			8		O	M				GW					NW	23	3 S	68 W	S
19200MH	1 16 WITULSKI ROGER D % ET TECH INC 6800 S DAWSON CIR # 100 ENGLEWOOD, CO 80112																				
	MH	05/29/92			8		O					GW	38				NENW	23	3 S	68 W	S
20566MH	1 16 WESTERN STOCK SHOW ASSOC C/O ET TECHNOLOGIES INC ENGLEWOOD, CO 80112																				
	MH	04/21/93			8		O	M				GW	40	30			NENW	23	3 S	68 W	S
71909	1 16 E T TECHNOLOGIES INC 6800 S DAWSON CIR #100 ENGLEWOOD, CO 80112 LOT 24 BLK 4 FLG 15 WEST ELYRIA																				
	NP	05/10/93			8		O	M				UNC	38			1200N,2600W	NENW	23	3 S	68 W	S
171908	1 16 E T TECHNOLOGIES INC 6800 S DAWSON CIR #100 ENGLEWOOD, CO 80112 LOT 22 BLK 4 FLG 15 WEST ELYRIA																				
	NP	05/10/93			8		O	M				UNC	38			1270N,2600W	NENW	23	3 S	68 W	S
63453	1 16 DENVER CITY & COUNTY OF 2460 W 26TH AVE STE 300C DENVER, CO 80211																				
	NP	12/04/91	AR	01/24/92	8		O	M				GW	25			0750N,0800W	NWNW	23	3 S	68 W	S
63454	1 16 DENVER CITY & COUNTY OF 2460 W 26TH AVE STE 300C DENVER, CO 80211																				
	NP	12/04/91	AR	01/24/92	8		O	M				GW	23			0750N,0800W	NWNW	23	3 S	68 W	S
	1 16 NATIONAL WESTE DENVER, CO 80216																				
	AP	03/30/78	AU	05/08/78	8		4										NWNW	23	3 S	68 W	S
9721F	1 16 K & B PACKING CO BOX 5244 T.A. DENVER, CO 80217																				
					8		4		01/27/53				494.00			0520S,4980E	NWNW	23	3 S	68 W	S
19722F	1 16 K & B PACKING CO BOX 5244 T.A DENVER, CO 80217																				
					8		4		12/31/15			KA	404.00			5100S,5000E	NWNW	23	3 S	68 W	S
9723F	1 16 K & B PACKING CO BOX 5244 T.A. DENVER, CO 80217																				
					8		4		12/31/36				67.00			5050S,4950E	NWNW	23	3 S	68 W	S
63764	1 16 CO DEPT TRANSPORTATION 2000 S HOLLY DIST 6 DENVER, CO 80222																				
	NP	02/28/92			8		O	M				GW				1470N,1660W	SENW	23	3 S	68 W	S
63765	1 16 CO DEPT TRANSPORTATION 2000 S HOLLY DIST 6 DENVER, CO 80222																				
	NP	02/28/92			8		O	M				GW				1480N,1980W	SENW	23	3 S	68 W	S

PERMIT D CO OWNER INFORMATION

PERMIT	D CO	OWNER INFORMATION	ACTIVITY CD	ACTIVITY DATE	STATUS CD	STATUS DATE	WD	MD	DB	USE	1ST USED DATE	ANNUAL APROP	ACRES IRR	GEOL AQFR	WELL YIELD	WELL DEPTH	WATER LEVEL	SEC LOCAT'N COORDINATES	QTRS	SC	TOWN SHIP	RANGE	P M
163766	1	16 CO DEPT TRANSPORTATION 2000 S HOLLY DIST 6 DENVER, CO 80222	NP	02/28/92			8		O	M				GW				1490N,1400W	SENW	23	3 S	68 W	S
163767	1	16 CO DEPT TRANSPORTATION 2000 S HOLLY DIST 6 DENVER, CO 80222	NP	02/28/92			8		O	M				GW				1520N,2440W	SENW	23	3 S	68 W	S
163769	1	16 CO DEPT TRANSPORTATION 2000 S HOLLY DIST 6 DENVER, CO 80222	NP	02/28/92			8		O	M				GW				1400N,2630W	SENW	23	3 S	68 W	S
2904F	1	16 WALKER SAM C 2101 38TH DENVER 5, CO 80205					2		3		01/27/61				10.00	35	3		SESE	23	3 S	68 W	S
15603MH	1	16 PENSKE TRUCK LEASING C/O 1391 N SPEER BLVD DENVER, CO 80204	MH	11/09/89			8		O					GW					SW	23	3 S	68 W	S
18669F	1	16 NATIONAL TEA CO 4120 BRIGHTON BLVD. DENVER, CO 80217					8		4		10/24/74				300.00	46	30	1750S,1790W	NESW	23	3 S	68 W	S
38106M	1	16 PENSKE TRUCK LEASING CO P O BOX 563 READING, PA 19603	NP	11/07/90			8		O	M				GW				1600S,0350W	NWSW	23	3 S	68 W	S
38107M	1	16 PENSKE TRUCK LEASING CO P O BOX 563 READING, PA 19603	NP	11/07/90			8		O	M				GW				1700S,0280W	NWSW	23	3 S	68 W	S
38108M	1	16 PENSKE TRUCK LEASING CO P O BOX 563 READING, PA 19603	NP	11/07/90			8		O	M				GW				1670S,0340W	NWSW	23	3 S	68 W	S
15053MH	1	16 CO DEPT HEALTH 4210 E 11TH AVE DENVER, CO 80220	MH	05/23/89			8		O					GW		102	36		SESW	23	3 S	68 W	S
38496M	1	16 CO DEPT HEALTH 4210 E 11TH AVE DENVER, CO 80220	NP	12/13/90			8		O	M				GW				1100S,2100W	SESW	23	3 S	68 W	S
38497M	1	16 CO DEPT HEALTH 4210 E 11TH AVE DENVER, CO 80220	NP	12/13/90			8		O	M				GW				0900S,1900W	SESW	23	3 S	68 W	S
38498M	1	16 CO DEPT HEALTH 4210 E 11TH AVE DENVER, CO 80220	NP	12/13/90			8		O	M				GW				0700S,2200W	SESW	23	3 S	68 W	S
167391	1	16 BARNETT COMPANY 3800 WYNKOOP DENVER, CO 80216	NP	09/21/92	AR	10/08/92	8		O	M				GW				0950S,1400W	SESW	23	3 S	68 W	S
12653F	1	16 CONTINENTAL PLASTICS INC 1300 40TH ST DENVER, CO 80202					2		4		03/04/68				150.00	52	36		SESW	23	3 S	68 W	S
19121MH	1	16 BARNETT CO % ENPRO CONSULT GRP 1601 BLAKE ST #524 DENVER, CO 80202	MH	05/18/92			8		O					GW					SWSW	23	3 S	68 W	S
167392	1	16 BARNETT COMPANY 3800 WYNKOOP DENVER, CO 80216	NP	09/21/92	AR	10/08/92	8		O	M				GW				1050S,1100W	SWSW	23	3 S	68 W	S
19DA	1	16 ROLD PAUL 4078 AMES AVE DENVER, CO 00000		06/24/57	CA	06/25/57	8		8											24	3 S	68 W	S
16414MH	1	30 UNITED HOLDING CORP C/O 5721 S SPOTWOOD LITTLETON, CO 80120	MH	06/18/90			8		O					GW		60			NE	24	3 S	68 W	S
19404MH	1	16 SHIDLER GROUP % WALSH ASSOC 4888 E PEARL E CIR #108 BOULDER, CO 80301	MH	07/17/92			8		O	M				GW					NE	24	3 S	68 W	S
19834MH	1	16 PILOT CORPORATION % WALSH & ASSOCIATES BOULDER, CO 80301	MH	10/05/92			8		O	M				GW					NE	24	3 S	68 W	S
20980MH	1	16 PILOT CORPORATION C/O WALSH & ASSOCIATES BOULDER, CO 80301	MH	06/30/93			8		O	M				GW					NE	24	3 S	68 W	S
15660MH	1	16 MORSE INDUSTRIAL C/O 1100 STOUT ST DENVER, CO 80204	MH	12/05/89			8		O					GW					NWNE	24	3 S	68 W	S
17669MH	1	16 MORSE INDUSTRIAL C/O 1099 18TH ST #2100 DENVER, CO 80202	MH	06/10/91			8		O					GW					NWNE	24	3 S	68 W	S

ERMIT D CO OWNER INFORMATION

PERMIT	D	CO	OWNER INFORMATION	ACTIVITY CD	ACTIVITY DATE	STATUS CD	STATUS DATE	WD	MD	DB	USE	1ST USED DATE	ANNUAL APROP	ACRES IRR	GEOL AQFR	WELL YIELD	WELL DEPTH	WATER LEVEL	SEC LOCAT'N COORDINATES	QTRS	SC	TOWN SHIP	RANGE	M
39758M	1	16	MORSE INDUSTRIAL/EMERSON POWER 4650 STEEL ST DENVER, CO 80204	NP	08/08/91	SP	12/03/91	8		O	M				GW		53		0600N,1810E	NWNE	24	3 S	68 W	S
39759M	1	16	MORSE INDUSTRIAL/EMERSON POWER 4650 STEEL ST DENVER, CO 80204	NP	08/08/91	SP	12/03/91	8		O	M				GW		51		0600N,1845E	NWNE	24	3 S	68 W	S
22162MH	1	16	UNITED DRYWALL & PAINT INC C/O JOHN TEISS JR & ASSOC WESTMINSTER, CO 80234	MH	01/17/94			8		O	M				GW					SWNE	24	3 S	68 W	S
16539MH	1	16	UNITED DRYWALL CO C/O 5721 S SPOTSWOOD ST LITTLETON, CO 80120	MH	07/09/90			8		O					GW					NW	24	3 S	68 W	S
16613MH	1	16	UNITED DRYWALL CO C/O 5721 S SPOTSWOOD ST LITTLETON, CO 80120	MH	07/26/90			2		O					GW		58			NW	24	3 S	68 W	S
19269MH	1	16	REISS JOHN JR & ASSOCIATES 410 17TH ST #1810 DENVER, CO 80202	MH	06/16/92			8		O	M				GW					NW	24	3 S	68 W	S
16297F	1	1	COLONIAL MANOR MOTEL 2615 EAST 46TH AVE DENVER, CO 80216					2		1		04/20/55		1.00		313.50			0970N,1100W	NWNW	24	3 S	68 W	S
60444	1	1	DAVIS LUCILLE A MRS 4625 THOMPSON CT DENVER, CO 80216					2		8		05/15/37				15.00				NWNW	24	3 S	68 W	S
1111R	1	16	MACE JAMES F 4695 THOMPSON CT DENVER 16, CO 80216					2		1		02/27/55				21.00	38	29		NWNW	24	3 S	68 W	S
7229MH	1	30	HIGHWAY OIL C/O 96 S ZUNI ST DENVER, CO 80223	MH	02/14/91			8		O					GW					SE	24	3 S	68 W	S
17761MH	1	1	DIAMOND SHAMROCK C/O 215 UNION BLVD #550 LAKEWOOD, CO 80228	MH	07/01/91			8		O					GW					NESE	24	3 S	68 W	S
1296MH	1	16	DIAMOND SHAMROCK C/O APPLIED ECOSYSTEMS DENVER, CO 80202	MH	08/13/93			8		O	M				GW					NESE	24	3 S	68 W	S
23092	1	16	CHANEY PLASTICS CO 4200 MADISON ST DENVER, CO 80202					2		8		03/17/65				30.00	202	70		NWSE	24	3 S	68 W	S
3886	1	16	SEIPPS ADOLPH 4105 INGALLS WHEATRIDGE, CO 80033					2		8		05/22/68				14.00	50	20		NESW	24	3 S	68 W	S
2400MH	1	16	PLATEAU SUPPLY C/O PINYON ENVIRONMENTAL LAKEWOOD, CO 80236	MH	02/02/94			8		O	M				GW					NWSW	24	3 S	68 W	S
17793MH	1	16	AMOCO OIL CO 5600 S QUEBEC ST # 307D ENGLEWOOD, CO 80111	MH	07/08/91			8		O					GW					NW	26	3 S	68 W	S
5232	1	1	AMAYA GILBERT 3445 DOWNING DENVER 10, CO 00000					2		8		02/18/60				20.00	50	30		SENW	26	3 S	68 W	S
18642MH	1	16	REGIONAL TRANSPORTATION DIST 1600 BLAKE ST DENVER, CO 80202	MH	02/05/92			8		O					GW		40			NESW	26	3 S	68 W	S